
APPENDIX A5

Initial Study

CALLE REAL CAMPUS MASTER PLAN PROJECT #21010

CEQA Initial Study



CEQA Analysis Prepared for:

Santa Barbara County – General Services Department – Capital Project Division
1105 Santa Barbara Street, Courthouse Second Floor East Wing
Santa Barbara, CA 93101
Attn: Ashton Ellis, Assoc. DBIA, CMIT, Sr. Project Manager

Prepared by:



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October 2023

Project No. 7208

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PROJECT INFORMATION SHEET

1. **Project Title**
Calle Real Campus Master Plan
Project #21010
2. **CEQA Lead Agency**
**Santa Barbara County – General Services
Department – Capital Project Division**
1105 Santa Barbara Street, Courthouse Second
Floor East Wing
Santa Barbara, CA 93101
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Sr. Project Manager
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3. **Project Applicant**
**Santa Barbara County – General Services
Department – Capital Project Division**
1105 Santa Barbara Street, Courthouse Second
Floor East Wing
Santa Barbara, CA 93101
Ashton Ellis, Assoc. DBIA, CMIT,
Sr. Project Manager
(916) 718-6922
aellis@countyofsb.org
4. **Project Location**
Calle Real campus is located in an
unincorporated area of Santa Barbara County,
just west of the City of Santa Barbara and
approximately five miles northwest of
downtown Santa Barbara.
5. **Assessor's Parcel Numbers**

059-120-003	059-120-004	059-140-023
059-140-023	059-140-029	061-040-012
061-040-015	061-040-016	061-040-019
061-040-020	061-040-023	061-040-024
061-040-027	061-040-030	061-040-031
061-040-038	061-040-040	061-040-043
6. **Project Site General Plan Designation(s)**
Institution/Government Facility
7. **Project Site Zoning Designation(s)**
Recreational, Professional, and Institutional
8. **Surrounding Land Uses and Setting**
Residential and undeveloped land uses to the
north and east; residential, commercial, and
religious land uses to the south; and residential,
commercial, and undeveloped land uses to the
west.
9. **Description of Project**
The proposed project would demolish some
buildings and renovate others, in addition to
new construction of approximately 540,000



❖ PROJECT INFORMATION SHEET ❖

square feet of total building area within the Calle Real Campus.

Refer to **Section 3.0** of this document for additional information.

10. Selected Agencies whose Approval is Required

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

The County will notify Native American tribes and invite tribes to consult with the County regarding tribal cultural resources in accordance with California Public Resources Code Sections 21073 et seq., after public circulation of this Initial Study. The results of the Native American consultations will be discussed in the EIR to be prepared for the project.

12. Other Public Agencies

Agencies that will review the proposed project include the following:

- Central Coast Regional Water Quality Control Board
- City of Santa Barbara
- City of Goleta
- County of Santa Barbara Community Services Department
- County of Santa Barbara Air Pollution Control
- County of Santa Barbara Fire Department
- County of Santa Barbara Planning and Development
- County of Santa Barbara Public Health Dept.
- County of Santa Barbara Public Works Dept.
- County of Santa Barbara Sheriff's Office
- Goleta Sanitary District
- Goleta Water District
- Santa Barbara County Association of Governments
- Southern California Edison
- South Coast Air Quality Management District



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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
AAQS	Ambient air quality standards
AB	Assembly Bill
ACM(s)	Asbestos-Containing Material(s)
AIA	American Institute of Architects
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
ARB	California Air Resources Board
BMPs	Best Management Practices
BTR	Biological Resources Technical Report
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CAL Green	California Green Building Standards
Caltrans	California Department of Transportation
CAO(s)	Cleanup and Abatement Order(s)
CAPCOA	California Air Pollution Control Officers Association
CAT	Climate Action Team
CAP	Climate Action Plan
CBC	California Building Code
CCAA	California Clean Air Act
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CCWA	Central Coast Water Authority
CDO(s)	Cease and Desist Order(s)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, & Liability Act
CFWS	California Fish and Wildlife Service
CGS	California Geological Survey
CFR	Code of Federal Regulations
CHRIS	California Historic Resources Inventory System
City	City of Santa Barbara
CRC	California Residential Code
CWA	Clean Water Act
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DPM	Diesel Particulate Matter
TRADTSC	Department of Toxic Substances Control
DU/AC	Dwelling units per acre



❖ ACRONYMS AND ABBREVIATIONS ❖

Acronym/Abbreviation	Term
DWR	Department of Water Resources
ECAP	Energy and Climate Action Plan
EGVCP	Eastern Goleta Valley Community Plan
EIR	Environmental Impact Report
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESH	Environmentally Sensitive Habitat
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse gases
GIS	Geographic Information System
gpd	Gallons per day
GSD	Goleta Sanitary District
GUSD	Goleta Union School District
GSF	Gross Square Feet
GWP	Global Warming Potential
HVAC	Heating, Ventilation and Air Conditioning
LBP	Lead-Based Paint
LID	Low Impact Development
LOS	Level of Service
LRA	Local Responsibility Area
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer permit
MTD	Metropolitan Transit District
NAHC	Native American Heritage Commission
NO _x	Nitrogen Oxides
OSHA	Occupational Safety and Health Administration
PEIR	Program Environmental Impact Report
PM	Particulate Matter
PM ₁₀	Respirable Particulate Matter
PM _{2.5}	Fine Particulate Matter
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Allocation
ROG	Reactive Organic Gases



❖ ACRONYMS AND ABBREVIATIONS ❖

Acronym/Abbreviation	Term
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
§	Section
SB	Senate Bill
SBCAPCD	Santa Barbara County Air Pollution Control District
SBCEHS	Santa Barbara County Environmental Health Services
SBCFD	Santa Barbara County Fire Department
SCCAB	South Central Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison Company
SCR&TS	South Coast Recycling & Transfer Station
SLF	Sacred Lands File
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
STIP	Statewide Transportation Improvement Program
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCRs	Tribal Cultural Resources
UEI	Ultrasystems Environmental, Inc.
U.S.	United States
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USF	Usable Square Feet
VHFHSZ(s)	Very high fire hazard severity zone(s)
VMT	Vehicle miles traveled
WSA	Water Supply Assessment
WDRs	Waste Discharge Requirements
WQCP	Water Quality Control Plan



1.0 INTRODUCTION

1.1 Proposed Project

The County of Santa Barbara (County) completed and approved a Master Plan for its Calle Real Campus in an unincorporated area of Santa Barbara County located just west of the City of Santa Barbara. The Calle Real Campus Master Plan would demolish and renovate existing buildings and construct new buildings within the Calle Real Campus.

1.1.1 Project Components

The Calle Real Campus is divided into five smaller campuses: Public Safety Campus, County Yards Campus, Jail and Government Center Campus, Health Campus, and Community Services Campus. The proposed project would demolish, renovate, or construct new buildings at all five campuses. Detailed information can be found in **Section 3.0, Project Description**.

1.1.2 Estimated Construction Schedule

Project construction could start as early as April 2026 and last until December 2050.

1.2 Lead Agencies – Environmental Review Implementation

The County of Santa Barbara is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,¹ the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing, or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person that is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

¹ Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.



❖ SECTION 1.0 - INTRODUCTION ❖

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has the authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the “nexus”² and “rough proportionality”³ standards.

CEQA allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency made a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any farther. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant and identifying whether a program EIR or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be “roughly proportional” to the impacts of the Project.



❖ SECTION 1.0 - INTRODUCTION ❖

- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue a ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare a MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 Review and Comment by Other Agencies

Other public agencies are provided with the opportunity to review and comment on the IS. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, which has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency⁴ (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that is held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have the authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, which would be adopted by the lead agency.
- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

⁴ The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.



1.7 Organization of Initial Study

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 – Introduction**, which identifies the purpose and scope of the IS.
- **Section 2.0 – Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- **Section 3.0 – Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- **Section 4.0 – Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project.
- **Section 5.0 – References**, which includes a list of documents cited in the IS.
- **Section 6.0 – List of Preparers**, which identifies the primary authors and technical experts that prepared the IS.

1.8 Findings from the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant.

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines.

- | | |
|------------------------------------|------------------------|
| • Agriculture & Forestry Resources | • Population & Housing |
| • Land Use and Planning | • Public Services |
| • Mineral Resources | • Recreation |

1.8.2 Potentially Significant Impacts

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed MMs are implemented.

- | | |
|---------------------------------|--------------------------------------|
| • Aesthetics | • Hydrology and Water Quality |
| • Air Quality | • Noise |
| • Biological Resources | • Transportation and Traffic |
| • Cultural Resources | • Tribal Cultural Resources |
| • Energy | • Utilities & Service Systems |
| • Geology and Soils | • Wildfire |
| • Greenhouse Gas Emissions | • Mandatory Findings of Significance |
| • Hazards & Hazardous Materials | |



❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The project site encompasses approximately 323 acres of unincorporated Santa Barbara County extending from Hollister Avenue on the south to the north of Cathedral Oaks Road on the north. The project site is approximately 5.5 miles northwest of downtown Santa Barbara and approximately 0.4 miles west of the Santa Barbara city limits (see **Figure 2.1-1**). The U.S.-101 freeway bisects the southern part of the site, east to west. Regional access to the site is from U.S.-101 via El Sueno Road east of the project site (north of U.S.-101), and via Turnpike Road west of the site (see **Figure 2.1-2**). Local access to the site is provided by Calle Real—a frontage road next to the north side of US 101; Cathedral Oaks Road, which passes through the north part of the site; and Hollister Avenue, which abuts the south site boundary. The project site is approximately 0.7 miles west of the interchange of State Route 154 (San Marcos Pass Road) and U.S.-101. The south site boundary is approximately 1.6 miles north of the Pacific Ocean. Refer to **Figure 2.1-3**, which depicts the topography of the area.

2.2 Project Setting

The project site consists of the Calle Real Campus, which is an approximately 323-acre site that 14 County departments, broadly categorized into public health, public safety, and public works, use for their facilities. A total of 103 buildings are present on the campus comprising 791,700 square feet of building area on a footprint of approximately 14.9 acres. Most of the buildings are in the northeast and southwest quadrants of the campus; substantial portions of the northwest and southeast quadrants are vacant.

2.2.1 Land Use and Zoning

The land use, zoning, and specific plan designations of the project site and its immediate vicinity are listed in **Table 2.2-1**. The project site has General Plan land use designations of Institution/Government Facility, and zoning designations of Recreational (REC) and Professional/Institutional (P/I) (County of Santa Barbara, 2023).



❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

Table 2.2-1
SUMMARY OF EXISTING LAND USE, ZONING AND SPECIFIC PLAN DESIGNATIONS

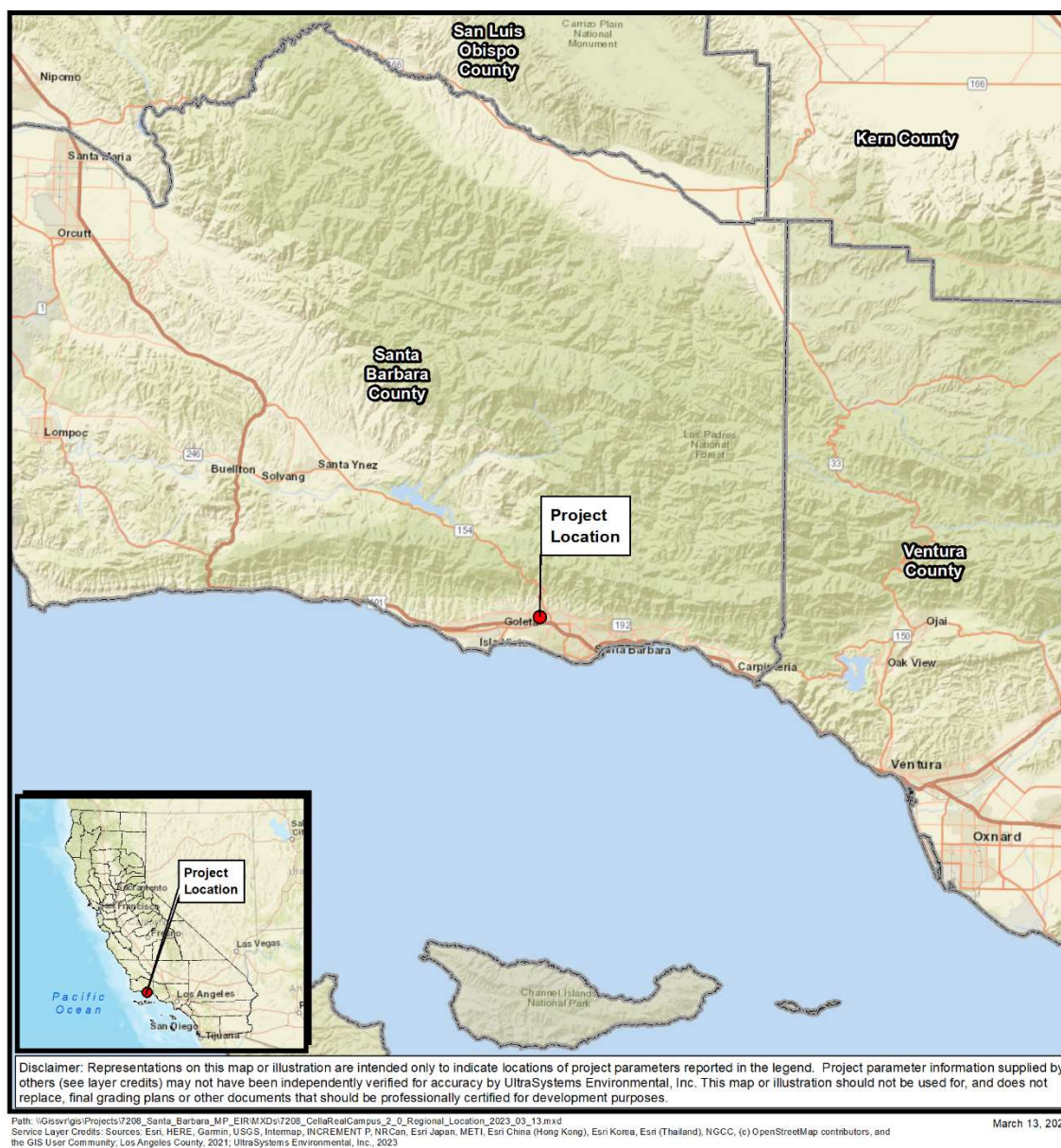
Location	General Plan Designation	Zoning Designation	Existing Development
Project Site	Institution/Government Facility	Recreational (REC) Professional/Institutional (PI)	Open space, Civic
North	Single Family (RES-1.0) 1.0 du/ac	Single Family (1-E-1) 1.0-acre min.	Single-family homes Undeveloped land
South	Single Family (RES-3.3) 3.3 du/ac Multiple Family: (RES-20.0) 20 du/ac	Single Family (10-R-1) 10.0-acre Multiple Family (DR-20) 20.0 du/ac	Single- and multi- family homes
East	Single Family (RES-1.0) 1.0 du/ac (RES 3.3) 3.3 du/ac	Single Family (DR-1) 1.0 du/ac (10-R-1) 10.0-acre Professional/Institutional (PI)	Single-family homes Undeveloped land Cemetery
West	Single Family (RES-1.0) 1.0 du/ac, 7k sq. ft. min. lot. (RES-4.6) 4.6 du/ac, 7k sq. ft. min. lot. Multiple Family (RES-20.0) 20.0 du/ac, 2,180 ft ² . min. (RES-12.3) 12.3 du/ac, 3,500 ft ² min. (RES-8.0) 8 du/ac, 5,450 ft ² min.	Single Family (7-R-1) 7k ft ² min. lot Design Residential (DR-20) 20 du/ac (DR-12.3) 12.3 du/ac (DR-8) 8 du/ac (DR-1) 1.0 du/ac	Single- and multi- family homes Undeveloped land

Source: County of Santa Barbara, 2023



❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

**Figure 2.1-1
REGIONAL LOCATION**



Scale: 1:663,600



0 5 10 Miles

0 5.5 11 Kilometers

Legend

● Project Location

**Calle Real Campus
Master Plan**

Regional Location





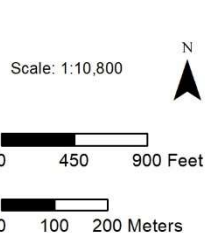
❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

Figure 2.1-2
PROJECT LOCATION



Path: V:\GIS\Projects\7208_Santa_Barbara_MP_EIR\MXD\7208_CalleRealCampus_3_0_Project_Location_2023_09_08.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community; Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; Santa Barbara County, 2020; UltraSystems Environmental, Inc., 2023.

September 08, 2023

**Legend**

Project Boundary

Calle Real Campus
Master Plan

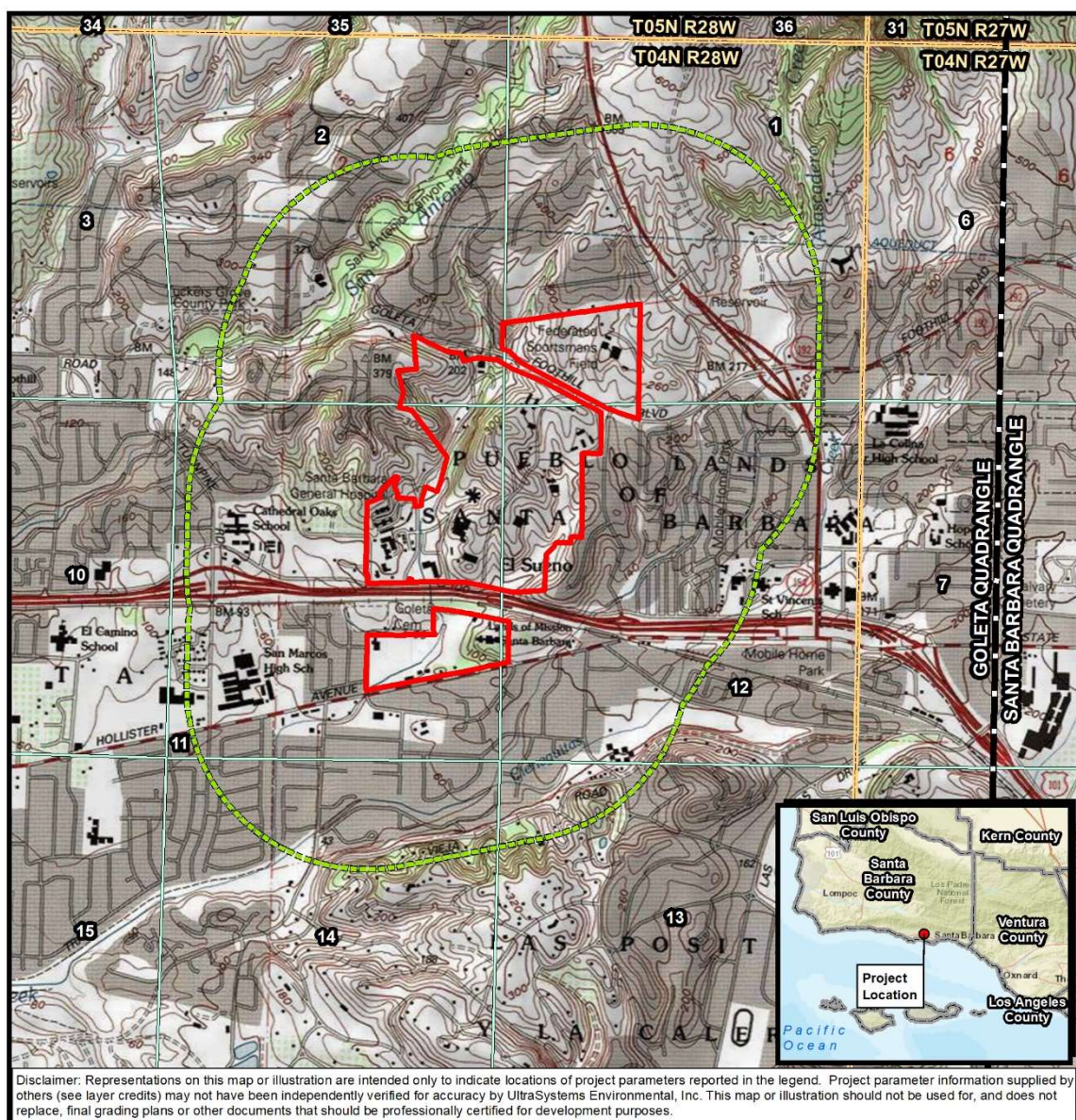
Project Location





❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

**Figure 2.1-3
TOPOGRAPHIC MAP**



Scale: 1:24,000

0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

**Calle Real Campus
Master Plan**

Topographic Map
 USGS Quadrangle: Goleta
 Township: 4N Range: 28W
 Sections: 1, 2, 11, 12





2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The project site is located within the South-Central Coast Air Basin, which contains Santa Barbara County, San Luis Obispo County, and Ventura County. The distinctive climate of this area is determined primarily by its terrain and geographic location. The local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. The South-Central Coast Air Basin is unclassified or under attainment for all criteria pollutants under the National Ambient Air Quality Standards (NAAQS) (ARB, 2023).

2.3.2 Geology and Soils

The project site is on several coastal terraces; elevations onsite range from approximately 50 feet above mean sea level (amsl) near the southwest corner of the site to 362 feet amsl in the western part of the County Yards campus. The project site is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone, landslide zone, or liquefaction zone (CGS, 2023). A geotechnical study is currently in preparation for the project. Further details regarding the geologic setting of the project site will be provided in the Program Environmental Impact Report (PEIR) to be prepared for the project.

2.3.3 Hydrology

A majority of the project site is undeveloped. The project is within FEMA Map 06083C1359G (12/04/2012). The site is entirely within Zone X, which is an area of minimal flood hazard (FEMA, 2012).

2.3.4 Biology

A large portion of the project site is undeveloped land, which may contain protected biological resources. Parts of the project site are mapped as Environmentally Sensitive Habitat (ESH) Overlay in the Eastern Goleta Valley Community Plan (EGVCP; Santa Barbara County, 2018) and are expected to include habitat that supports special-status plant and animal species. A biological resources survey and technical report, and an arborist report for the project site are currently in preparation. Further details regarding the existing biological setting and biological resources present on the project site will be included in the PEIR to be prepared for the proposed project.

2.3.5 Public Services

The Santa Barbara County Fire Department (SBCFD) provides fire protection to unincorporated Santa Barbara County including the project site (SBCFD, 2023). The Santa Barbara County Sheriff's Department (SBCSD) provides police protection to unincorporated Santa Barbara County including the project site (SBCSO, 2023).

2.3.6 Utilities

The project is located within the Goleta Water District (GWD) service area. GWD obtains potable water from three sources: 1), surface water from the Upper Santa Ynez River via the Cachuma Project; 2), groundwater from the Goleta Groundwater Basin; and 3), water imported from northern



❖ SECTION 2.0 – ENVIRONMENTAL SETTING ❖

California via the State Water Project and purchased through the Central Coast Water Authority (CCWA) (GWD, 2021).

Southern California Edison provides electricity to the project site (CEC, 2020a). The Southern California Gas Company provides natural gas to the project site; SCGC's service area spans much of the southern half of California (CEC, 2020b). MCI, Crown Castle, Sprint, and Frontier provide telecommunications services within the project site (Digalert.org, 2023). Marborg Industries collects solid waste from the unincorporated areas of Santa Barbara County near Goleta north of Hollister Avenue (SBCPWD, 2023). Solid waste from Eastern Goleta Valley is landfilled at Tajuigas Landfill approximately 20 miles west of the project site (Santa Barbara County 2015).



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.0 PROJECT DESCRIPTION

3.1 Project Background

The County of Santa Barbara (County) completed and approved a master plan for its Calle Real campus in an unincorporated area of Santa Barbara County located just west of the City of Santa Barbara and approximately five miles northwest of downtown Santa Barbara. Fourteen County departments currently use the campus, broadly categorized into public health, public safety, and public works uses.

Santa Barbara County purchased approximately 300 acres of the future Calle Real campus in 1910. The first buildings to be constructed were public health care-related, including a tuberculosis hospital. Buildings have been added to the project site for nearly every decade since then. The adult detention facility and sheriff's headquarters buildings were built in the early 1970's. Over 500 County employees work on the campus. Most of the buildings are in the northeast and southwest quadrants of the campus; substantial portions of the northwest and southeast quadrants are vacant. Approximately 95 percent of the project site (308.1 acres) is open space.

The Foothill Landfill, which was in operation from the 1930s to 1967, previously occupied a section of the open space that is now vacant and will remain so for the foreseeable future. The Foothill Landfill was northeast of the intersection of County Road and Calle Real, east of the Public Safety Campus. In 2010, the Santa Barbara County Flood Control District designated the closed landfill as a location for disposing of debris from county maintenance activities, following public hearings and completion of an Environmental Impact Report (EIR). The EIR featured grading and restoration plans, highlighting the use of sediment from storm activity and the nearby Goleta Slough to cover the landfill and encourage plant growth. The site underwent restoration spanning over seven acres with more than 10,800 local plants through community planting initiatives. Currently, this area is valuable urban open space. (County of Santa Barbara, 2023).

A total of 103 buildings/structures are present on the campus comprising 791,700 square feet of building area on a footprint of approximately 14.9 acres. More than half of the existing buildings are over 30 years old, and almost 25 percent of buildings (over half of the gross square footage) on the campus are in fair to poor condition. The Master Plan calls for demolishing some buildings and renovating others, in addition to new construction of approximately 540,000 square feet of total building area. The Master Plan includes the relocation of some County functions from their downtown Santa Barbara campus to the Calle Real campus. The Master Plan provides a framework for development at Calle Real over the next twenty years.

The Santa Barbara County General Plan land use designation for the project site is Institution/Government Facility, while the zoning is Recreational (307 acres), and Professional and Institutional (15 acres).

3.2 Project Overview

The proposed Master Plan divides the project site into five sections, from north to south:

- Public Safety Campus (53.9 acres),
- County Yards Campus (140.8 acres),
- Jail and Governmental Center Campus (43.6 acres),
- Health Campus (23.2 acres), and



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

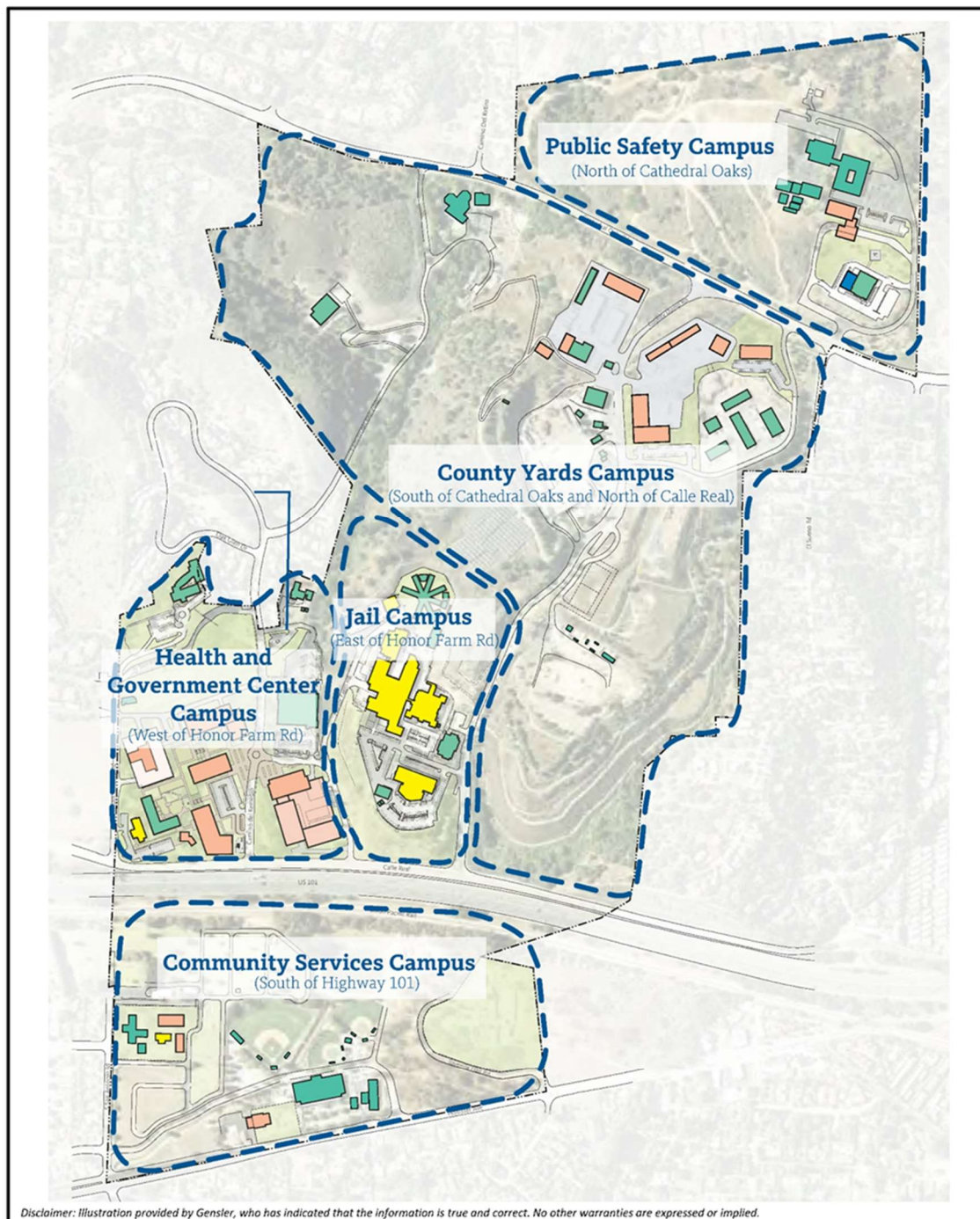
- Community Services Campus (61.5 acres).

Figure 3.2-1 shows an overview of the project site. The Public Safety Campus is north of Cathedral Oaks Road; the County Yards, Jail, Government Center, and Health campuses are between Cathedral Oaks Road on the north and the US 101 freeway on the south; and the Community Service Campus is between US 101 and Hollister Avenue. The current space utilization at primary office facilities on campus is 233 usable square feet (USF) per person, which is less efficient than most organizations. The Calle Real Master Plan recommends a space planning metric of 190 USF per person.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

**Figure 3.2-1
PROJECT SITE OVERVIEW**



Disclaimer: Illustration provided by Gensler, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Gensler, 2022.



**Calle Real Campus
Master Plan**

Project Site Overview



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Approximately 62 percent of the total building area onsite is specialty spaces such as training rooms, healthcare, detention, and infrastructural spaces. Approximately 34 percent is office space, three percent is modular buildings, and one percent is storage-only spaces. The existing buildings occupy a footprint of 14.9 acres or approximately 4.6 percent of the 323-acre project site. Many of the buildings are being used beyond their useful lives [46% of the gross square feet (GSF) on campus consists of buildings over 43 years old]. The project proposes the demolition of existing buildings occupying a total footprint of 7.35 acres.

It should be noted that the Board of Supervisors will also be considering developing housing on the Campus in six possible locations to help meet the need for low income and workforce housing as part of the Housing Element Update (Note: there is a seventh site that already has a proposed project on it). There may be areas of the campus where there are competing demands and the Board of Supervisors will consider how to balance these needs. The environmental review of potential housing on the campus is being conducted separately in the Housing Element Update Program EIR. To review the locations of these potential housing sites please refer to the interactive map at: <https://www.countyofsb.org/3177/Housing-Element-Update>.

3.3 Project Objectives

The County established nine goals for the project, listed below; and chose five of the goals as priorities.

Priority Objectives

- Maximize current vacant space both within underutilized buildings, as well as vacant land.
- Identify departmental synergies, potentially developing “precincts” within the Calle Real campus in order to streamline services internally and externally.
- Eliminate buildings beyond their useful lives, which would be more economical to rebuild new ones.
- Explore the potential for a one-stop service center.
- Re-align campus with Renew 2022 initiative to best serve constituents, staff, and stakeholders.

Other Objectives

- Manage best use of available, existing facilities, and land.
- Maximize underutilized assets (facilities and land).
- Address community needs, including action items identified in the Eastern Goleta Valley Community Plan.
- Determine the highest and best use of campus properties.

3.4 Agencies and Organizations Operating at Calle Real Campus

The following Santa Barbara County departments use Calle Real Campus facilities:

- Agriculture/Weights & Measures Department
- Behavioral Wellness
- Clerk-Recorder - Assessor
- Community Services Department



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

- County Executive Office (Office of Emergency Management)
- Fire
- General Services
- Human Resources
- Probation
- Public Health
- Public Works
- Sheriff
- Social Services
- Treasurer-Tax Collector

The following non-County organizations use the Calle Real campus:

- American Institute of Architects (AIA) Archives
- Alpha Resource Center: serves persons with intellectual and developmental disabilities.
- Ben Page Youth Center
- Goleta Valley Little League
- Hearts Adaptive Riding (therapeutic equestrian program)
- Santa Barbara County Air Pollution Control District (APCD)
- Santa Barbara County Association of Governments (SBCAG)
- Santa Barbara County Education Office (SBCEO)
- Santa Barbara County Food Bank
- US Department of Veterans Affairs Clinic
- Veteran Affairs Clinic

3.5 Proposed New Buildings

The project proposes the demolition of buildings totaling 306,300 square feet of building area, renovation of buildings totaling 229,000 square feet, and construction of new buildings and building expansions totaling 538,800 square feet, as shown in **Table 3.2-1** below.

Table 3.2-1
CALLE REAL MASTER PLAN SUMMARY

Description		Gross Square Feet
Existing County Buildings		791,700
Demolition		306,300
Remaining After Demolition:	Renovate	229,000
	Remain	256,400
	Subtotal	485,400
Proposed New Buildings		538,800
Total Building Area at Buildout		1,024,200
Net Change		+232,500

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.1 Public Safety Campus

The Public Safety Campus is the area north of Cathedral Oaks Road and includes the Emergency Operations Center (EOC), Fire Department headquarters, and the County Office of Education. The locations of existing buildings are shown in Figure 3.5-1. The Master Plan proposes the demolition of two County Fire Department buildings, an administration building, and a warehouse, totaling 13,612 square feet. The site of the proposed new Fire Department headquarters building is shown in Figure 3.5-2.

Table 3.5-1
PUBLIC SAFETY CAMPUS

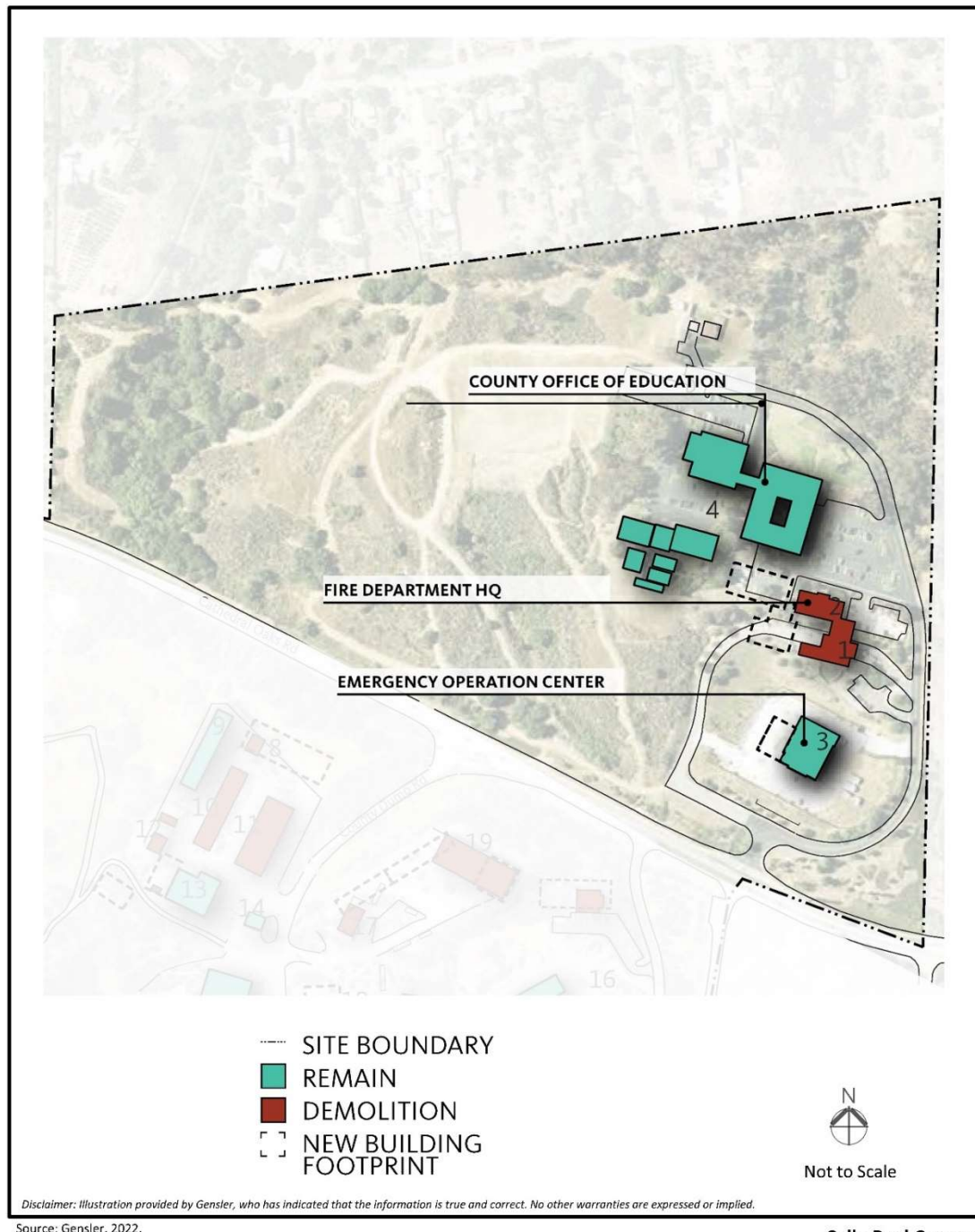
Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
Existing Buildings					
Fire Dept Admin Warehouse	6,000	6,000	---	---	0
Fire Dept Admin Building	7,612	7,612	---	---	0
Emergency Operation Center	11,080	---	11,080	4,830	15,910
County Office of Education	44,459	---	44,459	---	44,459
Subtotal	69,151	13,612	55,539	4,830	60,369
New Building Stories/Phase					
Fire Department HQ 2 stories/Phase 7	0	0	0	22,800	22,800
• Administration • Warehouse • Dorm					
Total	69,151	13,612	55,539	27,630	83,169
Net Change	N/A	N/A	N/A	N/A	+14,018

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-1
EXISTING BUILDING DISPOSITION, PUBLIC SAFETY CAMPUS

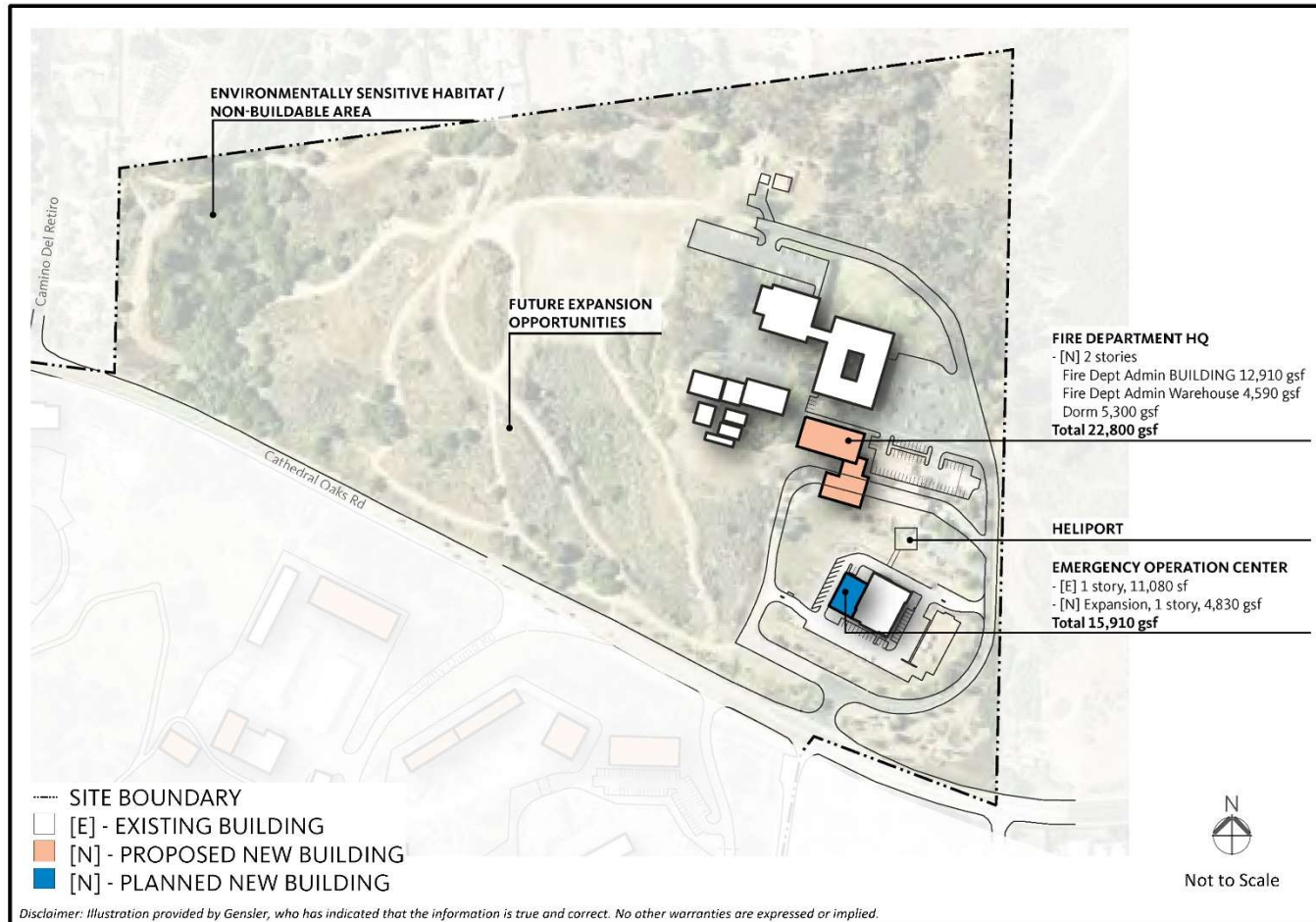


**Calle Real Campus
Master Plan**
Existing Buildings Disposition:
Public Safety Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-2
SITE PLAN, PUBLIC SAFETY CAMPUS



**Calle Real Campus
Master Plan**
Site Plan:
Public Safety Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.2 County Yards Campus

The County Yards Campus is the area just south of Cathedral Oaks, including the Public Works, Community Services (Parks), and General Services yards, as well as the Transfer Station. The total existing building area in the County Yards Campus is 124,360 square feet. The Master Plan proposes the demolition of 13 buildings totaling 46,914 square feet; the construction of six new buildings totaling 75,985 square feet; and the construction of a 5,620-square-foot addition to the existing General Services Vehicle Operations Building. Seven buildings totaling 77,446 square feet would be renovated or left as is. The net increase in total building area would be 34,691 square feet (see **Table 3.5-2** below). The existing building disposition for the County Yards campus is shown in **Figure 3.5-3**, and the site plan for the campus is shown in **Figure 3.5-4**.

Following are more detailed plans for the identified functions.

- **Communication Prefab Facility & Site:** Communications is going forward with a prefabricated facility on the upper middle campus that will house a generator, fuel tank, equipment storage, and 80-100' radio tower.
- **Fleet Shop Expansion:** Adjacent to the existing Fleet Shop, the expansion would provide space for:
 - Fleet maintenance and operations including a large vehicle bay to work on fire engines and other large County vehicles,
 - Open vehicle and equipment yard,
 - Communications vehicle bays for the installation of radios and equipment in County vehicles.
- **Storage Building:** Separate storage facility for Parks, Public Works, General Services, ICT, Treasurer-Tax Collector, and Clerk-Recorder.
- **Flood Control Building:** Located at the Flood Control Yard with covered large vehicle parking.
- **Parks Yard Building:** High-bay Parks Yard Building; this yard will be used for maintenance shop warehouse space and storage.
- **Shared Shop and Office Building:** A large office and storage building easily accessible to the Yard space for Communications, General Services, and Parks Yard Operations.
- **Water Resources and Permits Building:** Approximately 11,000 square feet facility to house a portion of the Water Resources Division of Public Works relocated from the downtown campus and Survey Division.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Table 3.5-2
COUNTY YARDS CAMPUS

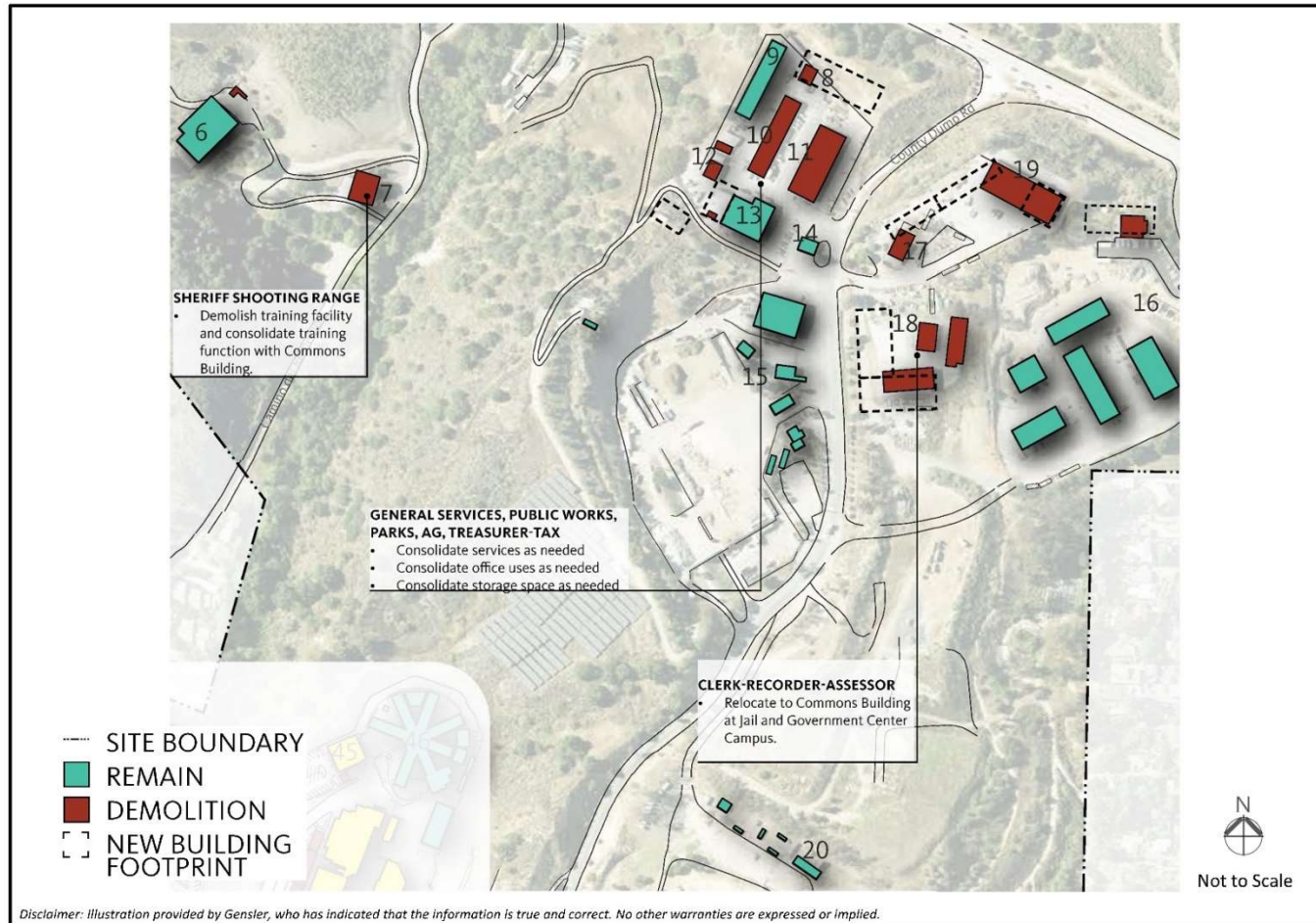
Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
Existing Buildings					
Alpha Resource Center	17,660	0	17,660	0	17,660
Sheriff Shooting Range	10,591	0	10,591	0	10,591
Sheriff Train. Facility	3,600	3,600	0	0	0
Public Works Flood Control Storage	200	200	0	0	0
Public Works Shade	2,880	0	2,880	0	2,880
General Services Facilities Shop & Office	11,008	11,008	0	0	11,008
Public Works Flood Control Buildings	7,800	7,800	0	0	0
General Services Vehicles Paint Shop	432	432	0	0	0
General Services Vehicle Ops Building 1 story / Phase 5	12,640	0	12,640	5,620	18,260
General Services Fueling Station	0	0	0	0	0
Public Works Transfer Station	12,000	0	12,000	0	12,000
Public Works Road Yard Buildings	22,573	4,358	18,215	0	18,215
Parks Storage Building	2,500	2,500	0	0	0
CRA Archives Building	6,000	6,000	0	0	0
Community Services Dept Park Operations	11,016	11,016	0	0	0
Hearts Therapeutic Equestrian Center	3,460	0	3,460	0	3,460
Subtotal	124,360	46,914	77,446	5,620	83,066
New Buildings - Stories/Phase					
Storage Building 1 story/Phase 3 • Public Works • General Services • Communications • Treas-Tax Collector • Clerk-Recorder	0	0	0	14,700	14,700
Office Bldg. / Phase 3	0	0	0	18,100	18,100
Parks Yard Building / Phase 3	0	0	0	22,100	22,100
Flood Control Office 1 story / Phase 4	0	0	0	6,200	6,200
Water Resources & Permits Bldg. 1 story / Phase 6	0	0	0	10,885	10,885
New Prefab Comm Tower Buildings	0	0	0	4,000	4,000
Subtotal	0	0	0	75,985	75,985
Total	124,360	46,914	77,446	81,605	159,051
Net Change	N/A	N/A	N/A	N/A	+34,691

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-3
COUNTY YARDS CAMPUS EXISTING BUILDING DISPOSITION

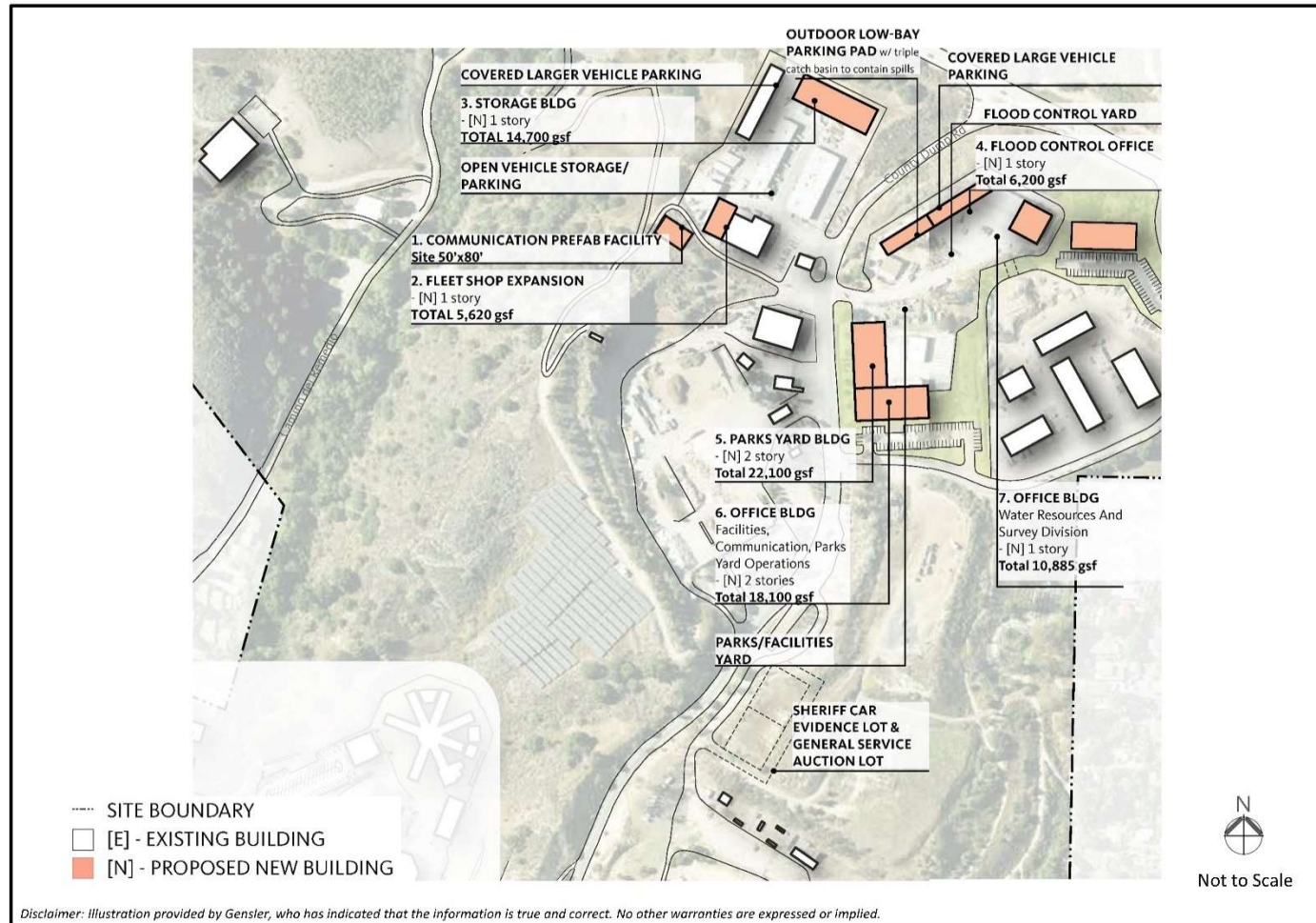


**Calle Real Campus
Master Plan**
Existing Buildings Disposition:
County Yards Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-4
SITE PLAN, COUNTY YARDS CAMPUS



**Calle Real Campus
Master Plan**
Site Plan:
County Yards Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.3 Health and Government Center Campus

The Health and Government Center Campus is the area of the project site just north of Calle Real and west of Honor Farm Road. This includes Public Health, Behavioral Wellness services and facilities, the Department of Social Services Main Office, the proposed new Commons Building and Service Center, and a site earmarked for the potential relocation of the County government functions currently located in Downtown Santa Barbara in the County Administration Building and County Engineering Building. Square footage of existing and new buildings is summarized in **Table 3.5-3**. Most of the existing buildings in the Health and Government Center Campus would be demolished, as shown in **Figure 3.5-5**. **Figure 3.5-6** shows the proposed locations of planned new buildings in the Health and Government Center Campus.

**Table 3.5-3
HEALTH AND GOVERNMENT CENTER CAMPUS**

Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
Existing Buildings					
ADMHS Childrens Service Cnt.	11,836	0	11,836	0	11,836
Archive Building	13,060	13,060	0	0	0
Health Stat Modular	1,440	1,440	0	0	0
BeWell Adult Services	9,100	9,100	0	0	0
PHD Building	113,867	113,867	0	0	0
Women's Annex	3,831	0	3,831	0	3,831
PHD Admin Building	2,691	2,691	0	0	0
San Antonio Building	22,828	22,828	0	0	0
Casa Nueva	28,655	0	28,655	0	28,655
Casa Mural	4,461	0	4,461	0	4,461
Casa Nueva Annex	1,200	1,200	0	0	0
PHD Environmental Modular	4,032	4,032	0	0	0
Agricultural Office	3,884	3,884	0	0	0
Employee University	4,320	4,320	0	0	0
Old Boiler Building	4,599	4,599	0	0	0
VA Clinic & Elections	23,844	23,844	0	0	0
Social Services Building	50,420	0	50,420	0	50,420
Casa Omega House	3,580	0	3,580	0	3,580
Subtotal	307,648	204,865	102,783	0	102,783
New Buildings					
Behavioral Wellness Building, 3 stories/Phase 1	0	0	0	63,000	63,000
• BeWell Administration • Psychiatric Health Facility (PHF) • Crisis Stabilization Unit (CSU) • Crisis Services					



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

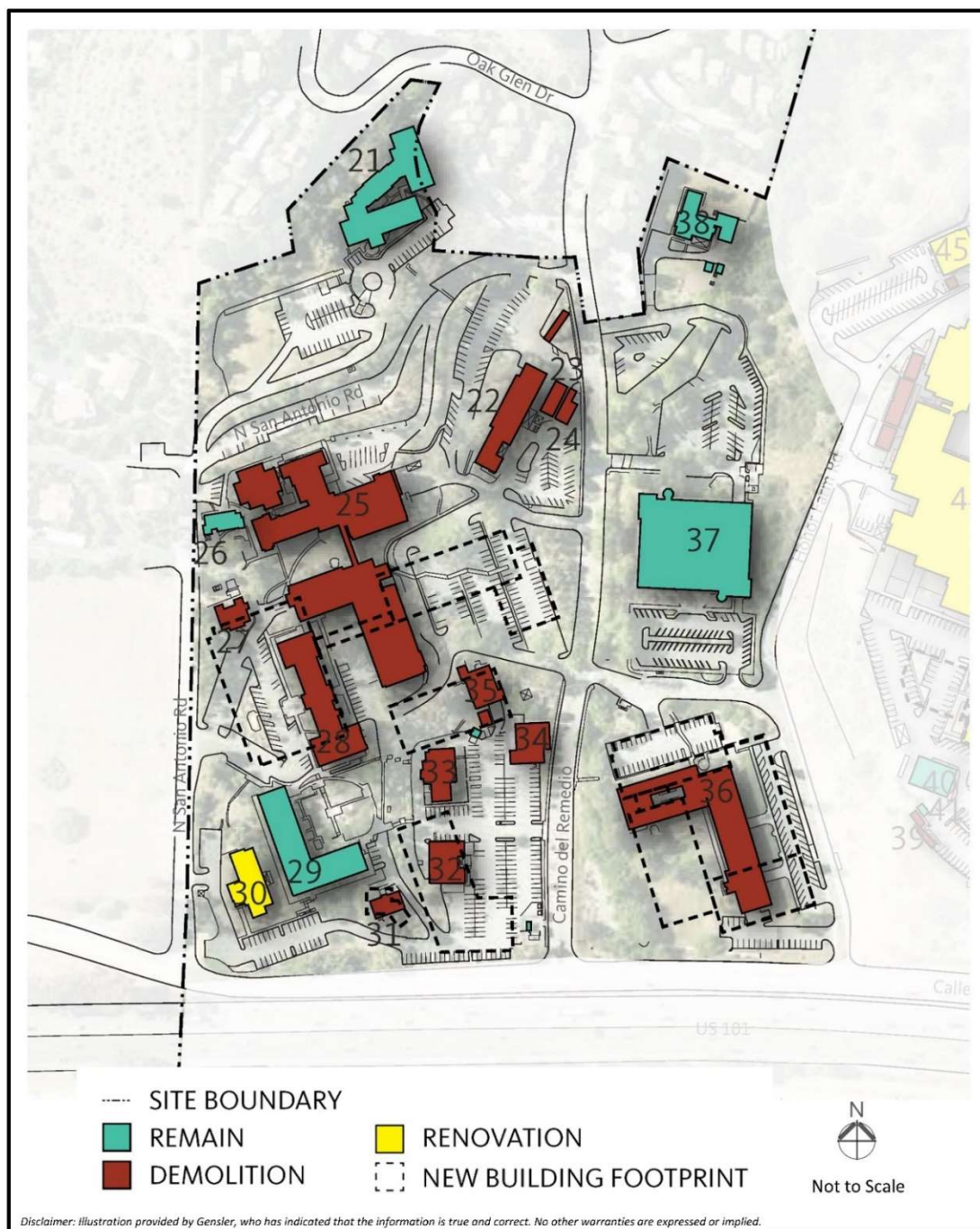
Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
• Mental Health Clinic • Sobering Center					
BeWell Program Building 1 story/Phase 1	0	0	0	5,500	5,500
Public Health Admin Building 2 stories/Phase 3	0	0	0	30,000	30,000
Health Care Center 2-3 stories/Phase 4 • PHD Clinic • Women's Clinic • Employee Health Clinic • VA Clinic • Veterans' Services	0	0	0	60,000	60,000
New Commons Building / Service Center, 3 stories/Phase 2 • Ag. Commissioner • Employee University (EU) • Elections • Hoteling & Conference Center • One-Stop Permit Center for DPW, Water Res., Ag., P&D • Potential On-Site Daycare	0	0	0	62,000	62,000
New Government Center Phase 7	0	0	0	170,500	170,500
Subtotal	0	0	0	391,000	391,000
Total	307,648	204,865	102,783	391,000	493,783
Net Change	NA	NA	NA	NA	+186,135

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-5
EXISTING BUILDING DISPOSITION, HEALTH AND GOVERNMENT CENTER CAMPUS

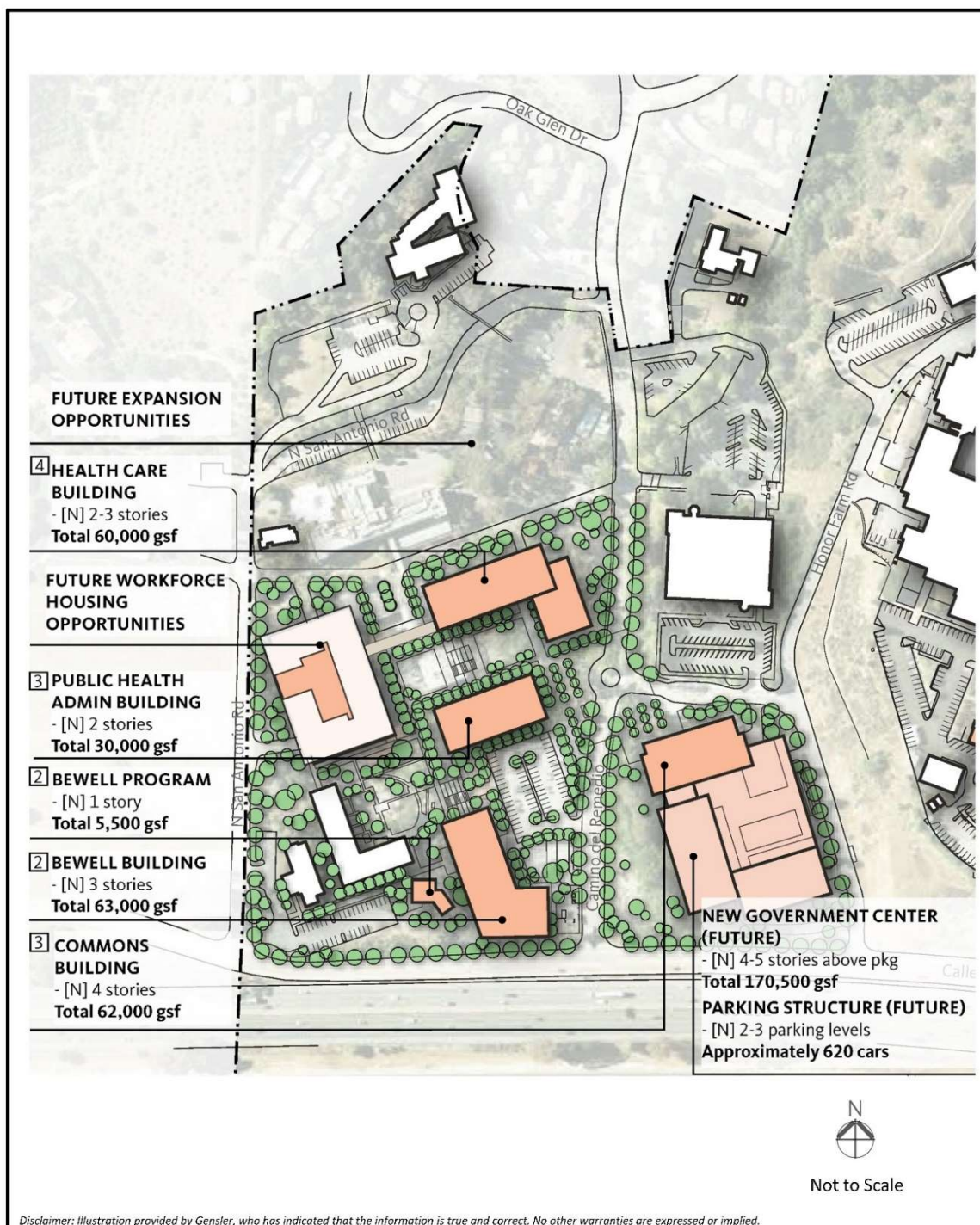


Calle Real Campus
Master Plan
 Existing Buildings Disposition:
 Health and Government Center Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-6
SITE PLAN, HEALTH AND GOVERNMENT CENTER CAMPUS



**Calle Real Campus
 Master Plan**

Site Plan:
 Health and Government Center Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Phase 1

Phase 1 of the project within the Health and Government Center Campus would include demolition and new construction of buildings listed below in **Table 3.5-4**:

Table 3.5-4
PROPOSED PROJECT PHASE 1 WITHIN HEALTH AND GOVERNMENT CENTER CAMPUS

Building	Square Feet
Demolition	
Casa Nueva Annex	1,200
Public Health Department Environmental Modular	4,032
Agricultural Office	3,884
Employee University	4,320
Old Boiler Building	4,599
Total	18,035
New Construction	
Behavioral Wellness Building (3 stories)	63,000
BeWell Program Building (1 story)	5,500
Total	68,500
Net Increase	50,465

Source: Gensler, 2022

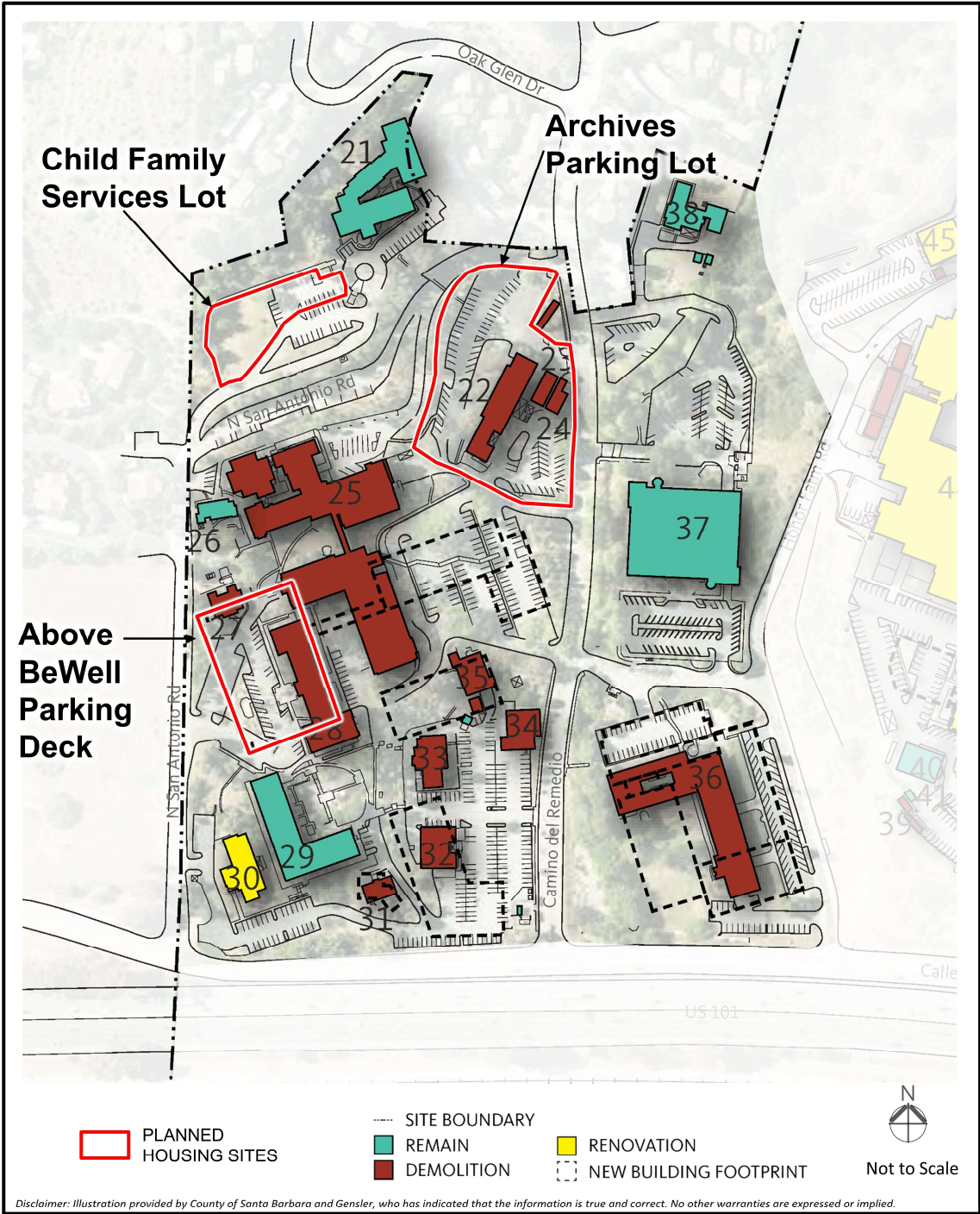
Housing Sites

Three of the seven sites for housing development within the project site identified in the Santa Barbara County Draft Housing Element for the 2023-2031 planning period are within the Health and Government Center Campus. The three sites are the Archives Parking Lot with 59 potential dwelling units; Children and Family Services, with 18 potential units; and above the Be Well Building Parking Structure, with 39 potential units; the three sites would consist of 116 potential units' total. The three sites are shown in **Figure 3.5-7**.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-7
HOUSING SITES, HEALTH AND GOVERNMENT CENTER CAMPUS



Calle Real Campus
Master Plan
Housing Sites:
Health and Government Center Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.4 Jail Campus

The Jail Campus is the area of the project site just north of Calle Real and east of Honor Farm Road. This portion includes the Sheriff's headquarters and County Main Jail facilities. The Master Plan includes the demolition of buildings totaling 1,107 square feet and a 21,100-square-foot second-floor addition to the Sheriff's Administration Building, for a net increase of 19,993 square feet (see **Table 3.5-5** below). Most of the existing buildings on the Jail campus would be renovated, as shown in **Figure 3.5-8**. Renovations to the Jail facilities are not included in the Master Plan.

Table 3.5-5
JAIL CAMPUS (all existing buildings)

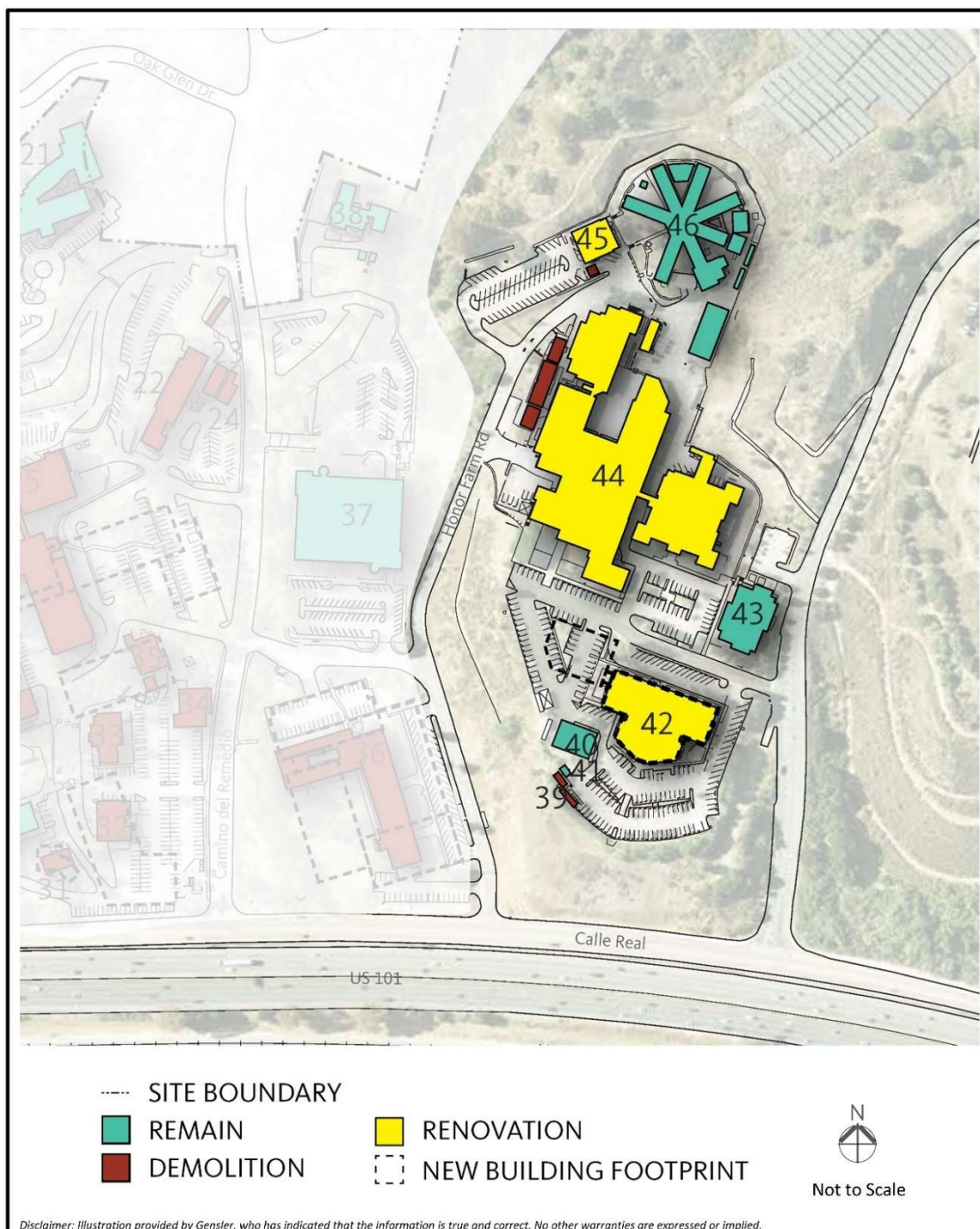
Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
Sheriff Capital Projects Office	400	400	0	0	0
Sheriff Property Building	3,672	0	3,672	0	3,672
Sheriff Property Admin Storage	480	0	480	0	480
Sheriff Administration Building Add 2 nd Story to Existing 1-story bldg. Phase 5	21,340	0	21,340	21,100	42,440
911 Dispatch Center	6,400	0	6,400	0	6,400
Jail Buildings	139,759	707	139,052	0	139,052
Sheriff Inmate Services	4,320	0	4,320	0	4,320
MSF Facilities	22,177	0	22,177	0	22,177
Total	198,548	-1,107	197,441	21,100	218,541
Net Change	NA	NA	NA	NA	+19,993

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-8
EXISTING BUILDING DISPOSITION, JAIL CAMPUS



Calle Real Campus
Master Plan
Existing Buildings Disposition:
Jail Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.5 Community Services Campus

The Community Services Campus is south of Calle Real, bordered by Hollister to the south and the U.S. 101 to the north. This includes the former juvenile detention center, the Ben Page Youth Center. **Table 3.5-6** below describes the proposed demolition, renovation, and new construction on the Community Services Campus. Nearly half of the existing buildings in the Community Services Campus would be demolished, as shown in **Figure 3.5-10**. **Figure 3.5-11** shows the Community Services Campus site plan. Phase 1 of the project in the Community Services Campus would involve purchasing a temporary structure for the relocation of the Sheriff Annex.

**Table 3.5-6
COMMUNITY SERVICES CAMPUS**

Building	Gross Square Feet				
	Existing	Demolition	Remaining /Renovation	Expansion /New	Total at Buildout
Existing Buildings					
La Mirada Bldg.	6,400	0	6,400	0	6,400
Search And Rescue Bldg.	1,225	0	1,225	0	1,225
Sheriff Coroner Facility (6)	2,250	0	2,250	0	2,250
Sheriff Coroner Office Annex	800	800	0	0	0
Sheriff Coroner Storage	200	200	0	0	0
Fire Station 13	5,560	5,560	0	0	0
Fire Battalion Chief Office Bunk	2,184	2,184	0	0	0
Sheriff's Annex	5,074	5,074	0	0	0
Page Youth Center	31,900	0	31,900	0	31,900
Food Bank Buildings**	10,460	0	10,460	0	10,460
Juvenile Hall VE Modular	720	720	0	0	0
Juvenile Hall	22,462	22,462	0	0	0
Courtroom Modular	2,800	2,800	0	0	0
Subtotal	92,035	39,800	52,235	0	39,800
New Buildings					
New Fire Station 13/Phase 2	0	0	0	8,000	8,000
New Coroner's Office (5)	0	0	0	6,000	6,000
Sheriff's Annex	0	0	0	3,500	3,500
Subtotal	0	0	0	17,500	17,500
Total	92,035	39,800	52,235	17,500	69,735
Net Change	NA	NA	NA	NA	-22,300

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Housing Sites

Four of the seven sites for housing development within the project site identified in the Santa Barbara County Draft Housing Element for the 2023-2031 planning period are within the Community Services Campus; the four sites are listed below in **Table 3.5-7** and mapped on **Figure 3.5-11**.

Table 3.5-7
HOUSING SITES WITHIN COMMUNITY SERVICES CAMPUS

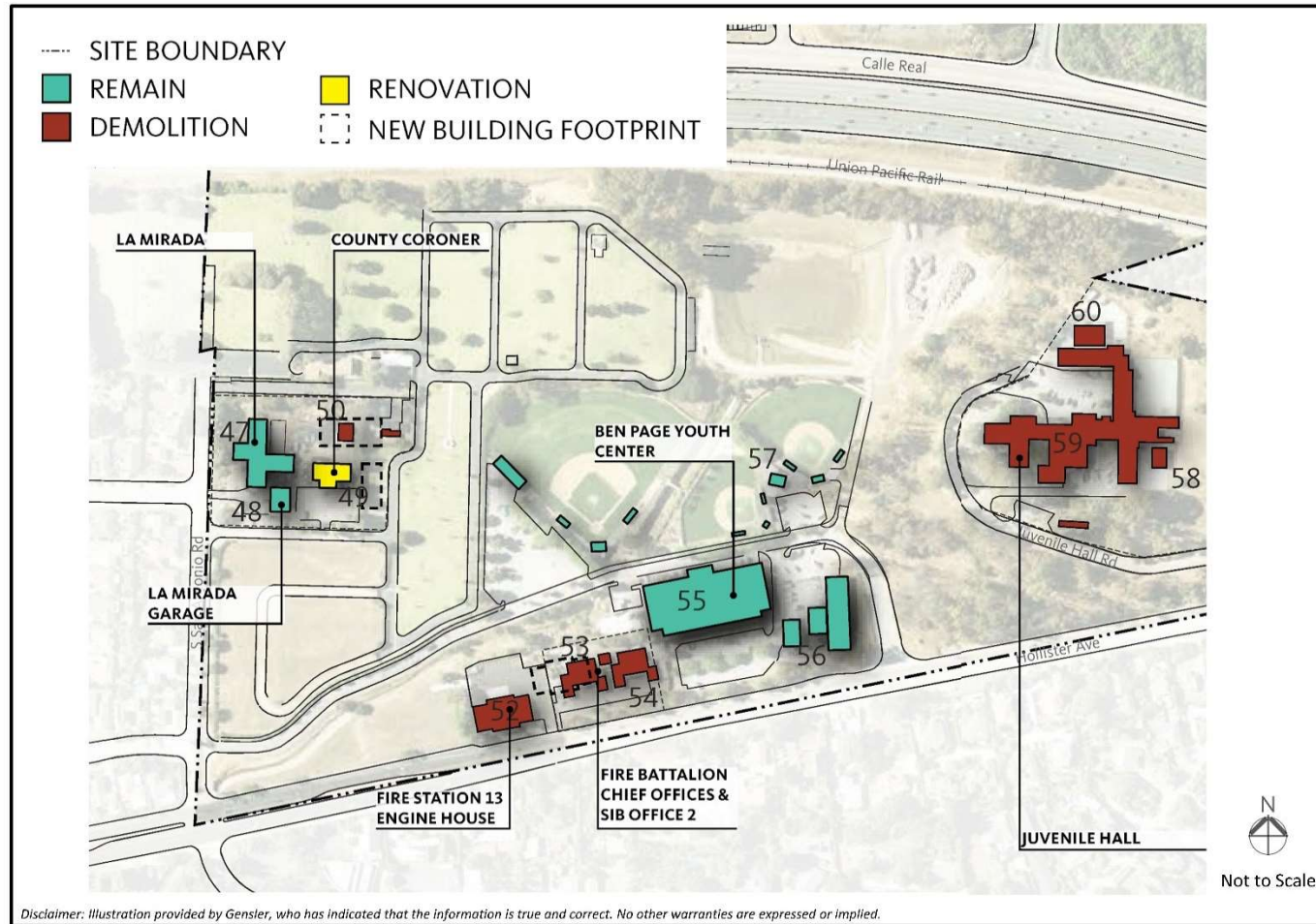
Building	Potential Dwelling Units	Density	Acres
Juvenile Hall	75	30-40	unknown
Food Bank	14	40-50	0.67
Between Page and Fire Station	18	40-50	0.72
Hollister Lofts	36	20-30	0.57
Total	143	Not applicable	1.96 + unknown

Source: Santa Barbara County, 2023



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-9
EXISTING BUILDING DISPOSITION, COMMUNITY SERVICES CAMPUS

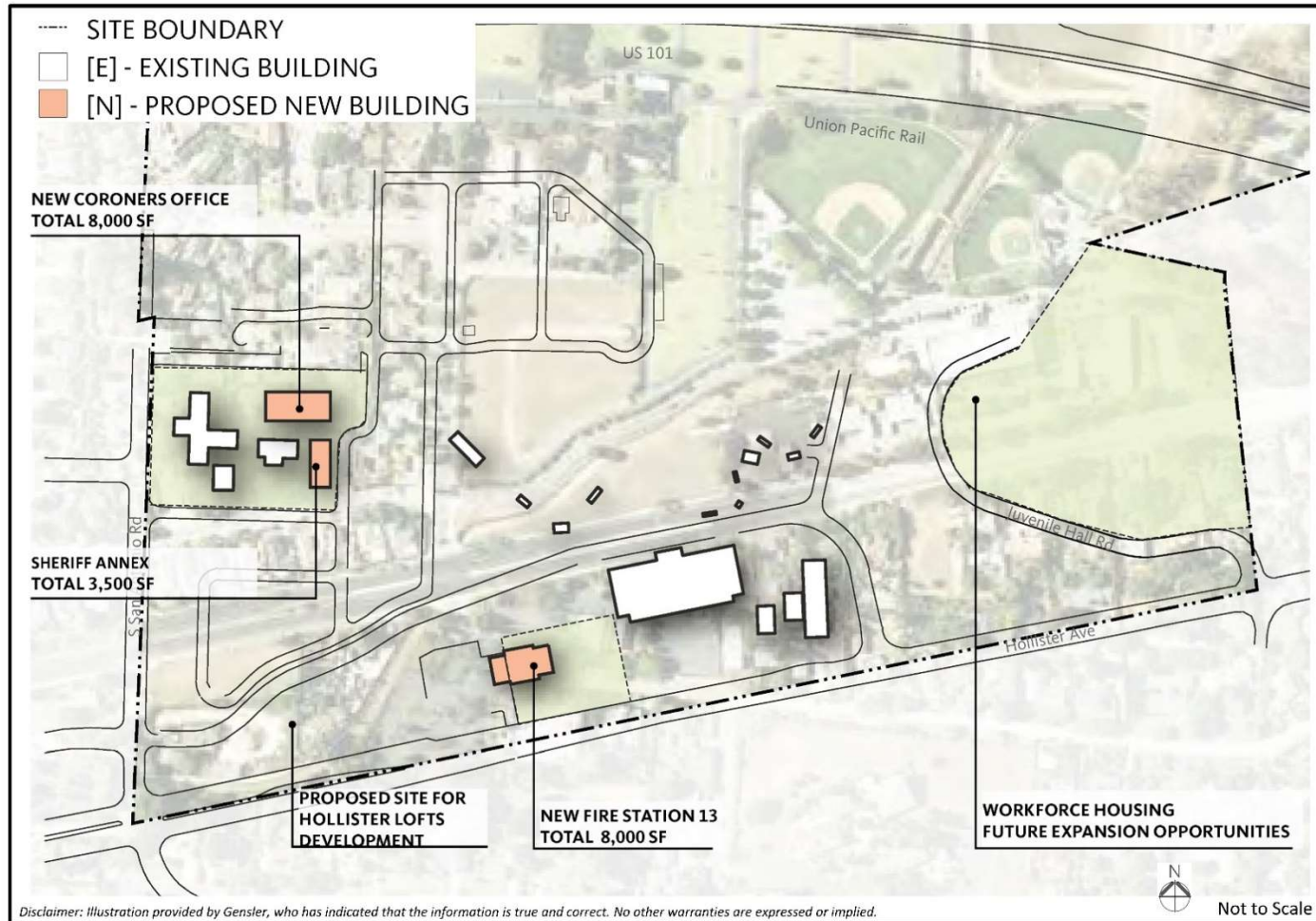


**Calle Real Campus
Master Plan**
Existing Buildings Disposition:
Community Services Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-10
SITE PLAN, COMMUNITY SERVICES CAMPUS

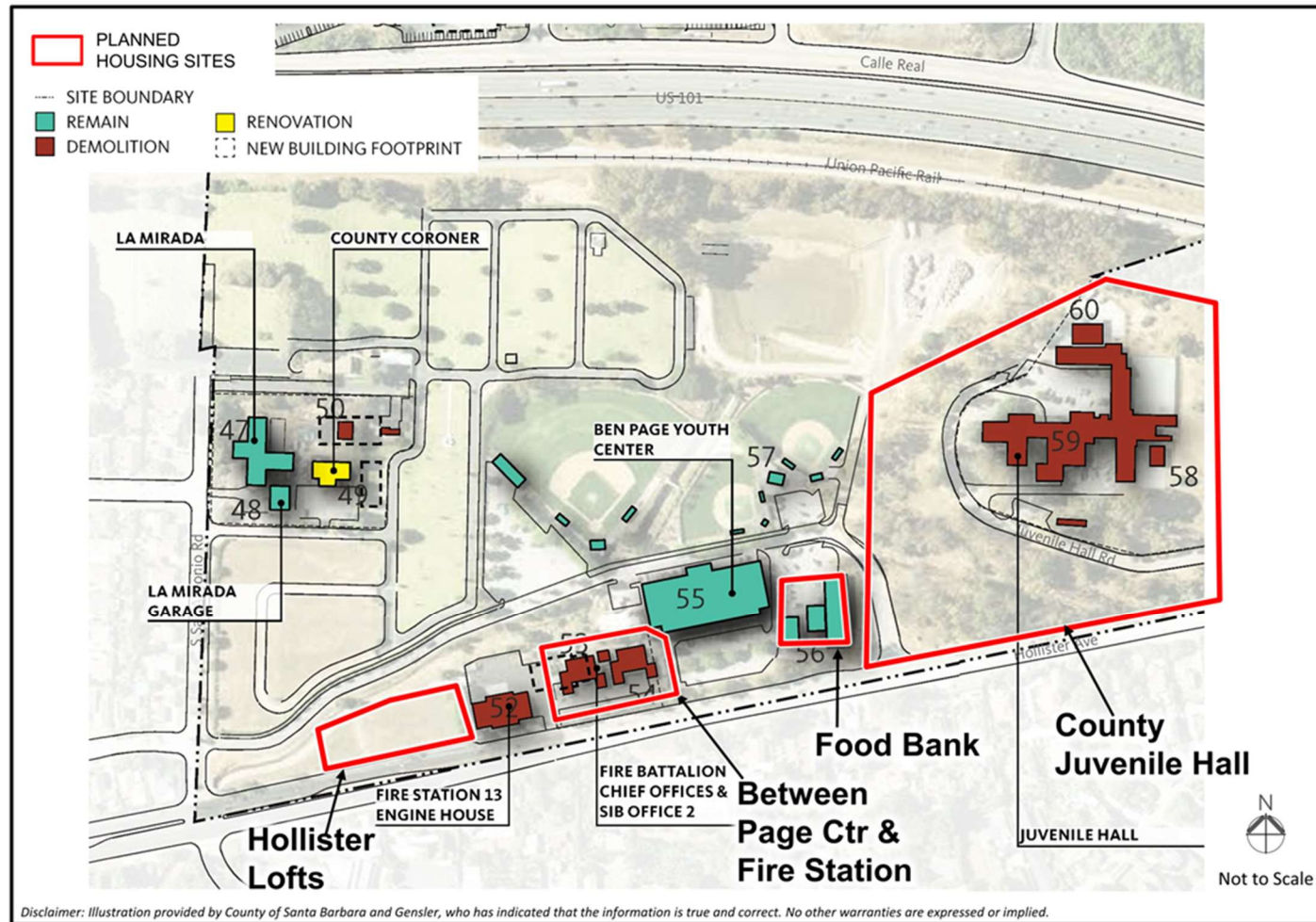


**Calle Real Campus
Master Plan**
Site Plan:
Community Services Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Figure 3.5-11
HOUSING SITES, COMMUNITY SERVICES CAMPUS



**Calle Real Campus
Master Plan**
Housing Sites:
Community Services Campus



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.5.6 Project Summary

The project is summarized below in **Table 3.5-8** by square footage of existing buildings; of buildings to be demolished, renovated, or left remaining; of new or expanded buildings; total at project completion; and net increase, for each of the five campuses.

Table 3.5-8
PROJECT SUMMARY

Campus	Gross Square Feet					
	Existing	Demolition	Remaining /Renovation	Expansion/ New	Total at Buildout	Net Increase
Public Safety	69,151	13,612	55,539	27,630	83,169	14,018
County Yards	124,360	46,914	77,446	81,605	159,051	34,691
Health & Government Cent	307,648	204,865	102,783	391,000	493,783	186,135
Jail	198,548	1,107	197,441	21,100	218,441	19,893
Community Services	92,035	39,800	52,235	17,500	69,735	-22,300
Total¹	791,700	306,300	485,400	538,800	1,024,200	232,500

All totals rounded to the nearest 100

Source: Gensler, 2022

3.5.7 Project Summary by Type of Use

Net increases in building areas are categorized below by type of use. Demolition of the existing juvenile hall building, which is vacant, must be accounted for when determining construction impacts. However, the vacant building square footage is not deducted from the proposed building square footage when determining operational impacts. Thus, two tables are provided, **Table 3.5-9** for estimating construction impacts and **Table 3.5-10** for operational impacts.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Table 3.5-9
SUMMARY OF NEW AND EXPANDED BUILDINGS BY TYPE OF USE
FOR CONSTRUCTION IMPACTS

Campus	Proposed Project Activities	Gross Square Feet				
		Institutional: Health Care, Medical Office, etc.	Institutional: Detention	Office/ Training	Infrastructure, Maintenance, Storage, and Other	Total
Public Safety	New and Expanded Buildings	0	0	27,630	0	27,630
	Demolition	0	0	7,612	6,000	13,612
	Net Change	0	0	20,018	-6000	14,018
County Yards	New and Expanded Buildings	0	0	40,800	40,805	81,605
	Demolition	0	0	22,416	24,498	46,914
	Net Change	0	0	18,384	16,307	34,691
Health and Government Center	New and Expanded Buildings	128,500	0	262,500	0	391,000
	Demolition	146,811	0	40,395	17,659	204,865
	Net Change	-18,311	0	222,105	-17,659	186,135
Jail	New and Expanded Buildings	0	0	21,100	0	21,100
	Demolition	0	707	400	0	1,107
	Net Change	0	-707	20,700	0	19,993
Community Services	New and Expanded Buildings	6,000	0	3,500	8,000 ²	17,500
	Demolition	0	22,462	10,858 ³	6,480	39,800
	Net Change	6,000	0	-7,358	1,520	162
Total¹	New and Expanded Buildings	134,500	0	355,530	48,805	538,835
	Demolition	146,811	23,169	81,681	54,637	306,300 ⁴
	Net Change	-12,311	-23,169	273,849	-5,832	232,500 ⁴

¹ The new Fire Station 13 is classified here as infrastructure/storage/other, as it does not fit other categories.

² This number includes the Fire Battalion Chief Office Bunk, which is understood to be office use.

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Table 3.5-10
SUMMARY OF NEW AND EXPANDED BUILDINGS BY TYPE OF USE
FOR OPERATIONAL IMPACTS

Campus		Gross Square Feet				
		Institutional: Health Care, Medical Office, etc.	Institutional: Detention	Office, Training	Infrastructure, Maintenance, Storage, and Other	Total
Public Safety		Same as Table 3.5-7				
County Yards		Same as Table 3.5-7				
Health and Government Center		Same as Table 3.5-7				
Jail		Same as Table 3.5-7				
Community Services	New and Expanded Buildings	6,000	0	3,500	8,000 ²	17,500
	Demolition	0	0 ¹	10,858 ³	6,480	17,338
	Net Change	6,000	0	-7,358	1,520	162
Total ¹	New and Expanded Buildings	134,500	0	355,530	48,805	538,835
	Demolition	146,811	707	81,681	54,637	283,836 ⁴
	Net Change	-12,311	-707	273,849	-5,832	254,999 ⁴

¹ The juvenile hall (22,462 square feet), which is planned for demolition, is excluded here because it is vacant,

² The new Fire Station 13 is classified here as infrastructure/storage/other, as it does not fit other categories.

³ This number includes the Fire Battalion Chief Office Bunk, which is understood to be office use.

Source: Gensler, 2022

3.6 Probable Residential Development

The Santa Barbara County Draft Housing Element for the 2023-2031 planning period identifies seven sites within the Calle Real campus for housing development within the 2023-2031 period. Four of the sites are within the Community Services Campus and three are within the Health and Government Center Campus; all seven sites are mapped on **Figure 3.5-12**. The number of *potential* dwelling units on the six sites totals 259, as shown below in **Table 3.6-1**. The actual number of housing units that may be developed on the six sites within the Calle Real project site is currently unknown. For a conservative analysis, the environmental analysis in this Initial Study assumes that all 259 units would be built.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Table 3.6-1
HOUSING SITES WITHIN CALLE REAL CAMPUS

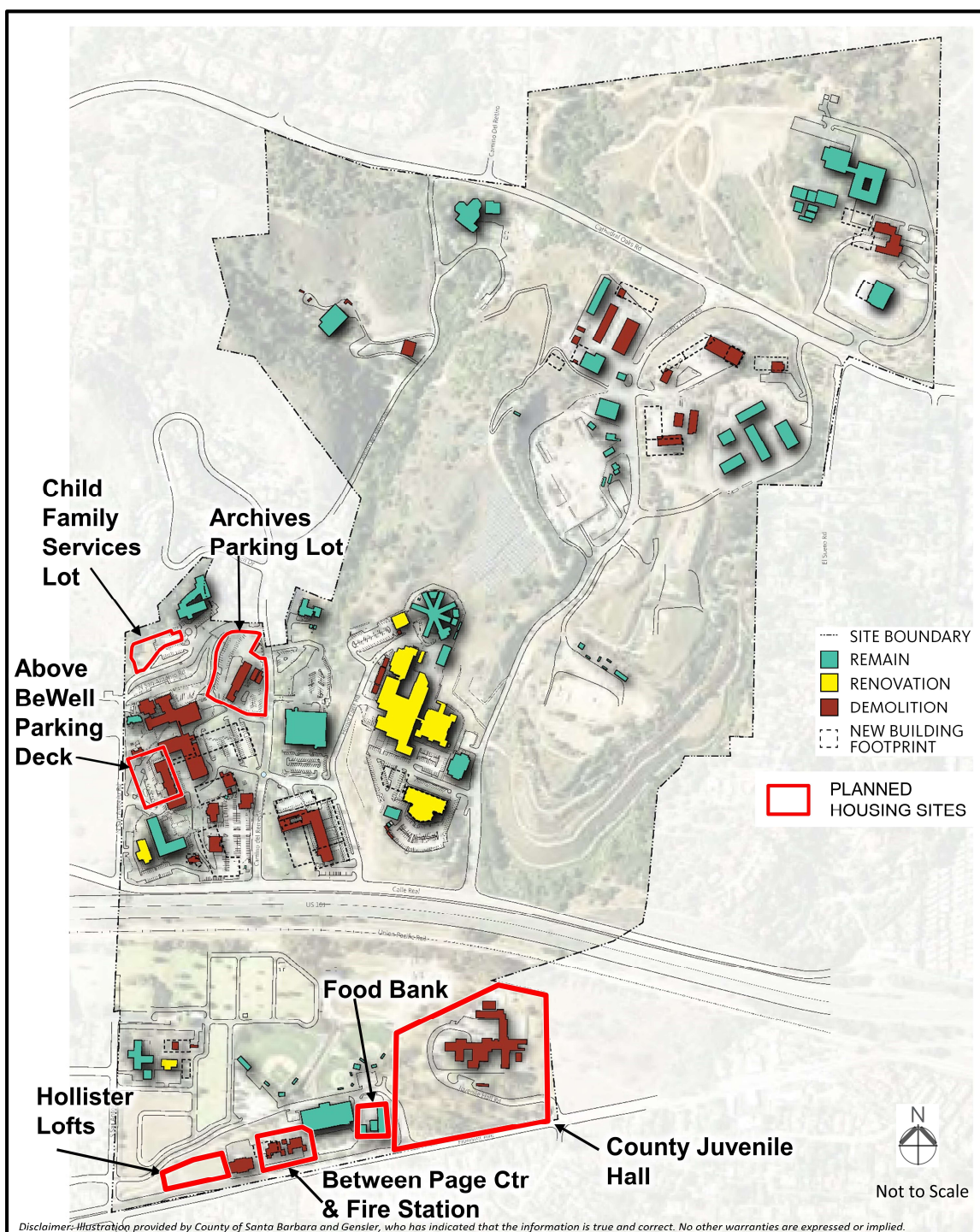
	Potential Dwelling Units	Density	Acres
Community Services Campus			
Juvenile Hall	75	30-40	unknown
Food Bank	14	40-50	0.67
Between Page and Fire Station	18	40-50	0.72
Hollister Lofts	36	20-30	0.57
Subtotal	143	N/A	1.96 + unknown
Health and Government Center Campus			
Archives Parking lot	59	40-50	1.49
Children and Family Services	18	40—50	0.47
Above Be Well Building Parking	39	40-50	0.98
Subtotal	116	N/A	2.94
Total	259	N/A	=4.90 + unknown

Source: Santa Barbara County, 2023



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

**Figure 3.5-12
HOUSING SITES**



Source: County of Santa Barbara (Housing Element Update), June 2023, and Gensler, 2022.



**Calle Real Campus
Master Plan**

Housing Sites:
Overall Master Plan Area



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.7 Potential Phasing

The preliminary phasing plan for Master Plan implementation consists of seven phases described below in **Table 3.7-1**. The DEIR for the proposed project will be project-level for Phase 1 and programmatic for the entire Master Plan.

**Table 3.7-1
POTENTIAL PROJECT PHASING**

Phase	Campus	New or Expanded Buildings	Demolition
1	Health and Government Center	New Behavioral Wellness Building New Behavioral Wellness Program Building	Casa Nueva Annex Environmental Health Modular Agriculture/Weights and Measures Department Office Employee University
	Community Services	Purchase temporary structure(s) for Sheriff Annex relocation	
2	Health and Government Center	New Commons Building	Mental Health Clinic County Archives Building
	Community Services	New Fire Station 13	Sheriff's Annex Fire Battalion Chief Office Bunk
3	Health and Government Center	New Public Health Administration Building	Boiler Room
	County Yards	New Shared Shop and Office Building	Storage Building
	Community Services		Old Fire Station 13
4	Health and Government Center	New Health Care Building New Parking Structure/Workforce Housing Opportunity	Psychiatric Health Building (Public Health Dept. Building) San Antonio Building Public Health Dept. Admin Bldg.
	County Yards	New Public Works Flood Control Office & Shop	Park Shop Buildings
5	Health and Government Center		Public Health Clinic Bldg. Women's Center Trailers (BeWell, Employee Health Clinic)
	County Yards	New Yard Dry Storage Building Addition to Fleet Operations Building	Public Works Flood Control Storage / Facilities Shop Storage Building
	Community Services	New Coroner's Office	Sheriff Coroner's Office Annex
	Jail	Sheriff Administration Building Addn.	
6	County Yards	New Water Resources and Permits Building	Public Works Permits Bldg. Storage Bldgs. (2 bldgs.)
	Community Services	Renovate the Old Coroner's Office/New Sheriff Annex Building	Juvenile Hall
7	Public Safety	New Fire Headquarters	Fire Dept. Admin Building Fire Dept. Admin Warehouse
	Health and Government Center	New Government Bldg. & Parking Structure	VA Clinic/Elections Building

Source: Gensler, 2022



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.7.1 Site Access, Circulation and Parking

Site access would remain via Hollister Avenue, Calle Real, Cathedral Oaks Road, and the several local roadways within the project site (Camino Del Remedio, Honor Farm Road, County Dump Road, and Juvenile Hall Road).

Currently, the project site has a total of 2,365 existing parking spaces. The proposed project will result in a reduction of 730 surface parking spaces and a subsequent gain of 540 in total parking spots. Two parking structures are also proposed for the Health and Government Center campus, which will provide 1,270 parking spaces. This will bring the total number of on-site parking spaces to 2,905 upon project completion as shown in **Table 3.7-1**. Nevertheless, a significant number of these spaces are allocated for fleet vehicles, County pool cars, construction equipment, and other county vehicles.

Table 3.7-2
EXISTING AND PROPOSED PARKING

Campus		Existing	Net Change	Total
Public Safety		300	20	320
County Yards		470	0	470
Health and Government Center	Surface Parking	950	-750	200
	Parking Structures (2)	0	1,270	1,270
	Total	950	520	1,470
Jail		340	0	340
Community Services		305	0	305
Total	Surface Parking	2,365	-730	1,635
	Parking Structures (2)	0	1,270	1,270
	Total	2,365	540	2,905

3.7.2 Utilities

Project development would involve the construction of new utility laterals to proposed and expanded buildings from existing utility mains onsite and in roadways within and abutting the project site.

As part of the redevelopment effort, the County of Santa Barbara has started the design of a new main waterline for the Health and Government Campus which aligns with the proposed disposition of the new building identified in the Calle Real Master Plan. The new waterline would be a phased implementation corresponding to the redevelopment phase.

The County also has plans to potentially expand the solar array on the Calle Real Campus to accommodate the new buildings' electrical usage. Solar may be placed at various locations on the Calle Real Campus to meet the needs of the proposed buildings. New Electric Vehicle charging stations will be integrated into the parking structures. Smart sub-water meters will be installed at every new building to monitor and track usage remotely.

The County has a Net Zero Energy policy which all new building construction shall follow. This will include solar associated with the new facilities and battery systems for storage.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

3.7.3 Sustainability

All proposed buildings would be of net zero energy. The environment shall be taken into consideration and landscaping will be thoughtfully considered.

3.8 Construction Activities

3.8.1 Phase 1

Construction of Phase 1 would include:

- Demolition of four buildings in the southern part of the Health and Government Center Campus totaling 18,035 square feet.
- Site Clearance
- Grading
- Utilities Installation for the two new buildings to be constructed.
- Building Construction
- Paving
- Application of Architectural Coatings
- Installation of Landscaping

Construction equipment to be on the project site would include cranes, dump trucks, bulldozer breaker attachments, excavators, backhoe loaders, skid steer, trench safety equipment, portable lighting, motor graders, water truck, compaction equipment, telescopic handler, Scissor lift (aerial work platform), scaffolding, forklifts, and pavers.

3.8.2 Phases 2 through 7

Detailed construction information for subsequent project phases (i.e., Phases 2 through 7) is currently unavailable. Generally, construction of project Phases 2 through 7 will follow the same sequence as Phase 1: demolition; site clearance; grading; utilities installation; building construction; paving; application of architectural coatings; and installation of landscaping. Air quality, noise, greenhouse gas emissions, and energy impacts associated with the construction of Phases 2 through 7 will be analyzed using default values for types and numbers of construction equipment, and construction phase scheduling, provided in the California Emissions Estimator Model (CalEEMod).

3.9 Discretionary Actions

The proposed project includes applications for the following discretionary approvals by Santa Barbara County:

- Self-administered site development permit
- Joint agreement with the local energy company for the operation of solar arrays

3.9.1 Other Permits and Approvals

Following the County's certification of the EIR, the following permits/approvals, as shown in **Table 3.6-1**, would be required prior to construction.



❖ SECTION 3.0 – PROJECT DESCRIPTION ❖

Table 3.6-1
PERMITS AND APPROVALS

Agency	Permit or Approval
Santa Barbara County Building & Safety Division	Grading and Building Permits
Santa Barbara County Planning & Development Department	Site Development Permit
Santa Barbara County Air Pollution Control District	Permit to construct. Permit to operate
Santa Barbara County Fire Department	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, California Health & Safety Code and Santa Barbara County Code of Ordinances. Plans for fire detection and alarm systems, and automatic sprinklers.
Central Coast Regional Water Quality Control Board (Region 3)	Water quality permits



❖ SECTION 4.0 – ENVIRONMENTAL CHECKLIST ❖

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or a “Potentially Significant Unless Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| ☒ Aesthetics | ☐ Agricultural and Forest Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology / Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials |
| ☒ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☒ Transportation | ☒ Tribal Cultural Resources |
| ☒ Utilities/Service Systems | ☒ Wildfire | ☒ Mandatory Findings of Significance |

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

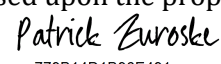
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Document signed by

 779B14D1B96E491...
 Signature
 Patrick Zuroske
 Printed Name

10/16/2023 | 8:16 AM PDT
 Date
 County of Santa Barbara



❖ SECTION 4.0 – ENVIRONMENTAL CHECKLIST ❖

Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- (4) “Negative Declaration: Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- (5) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - (a) Earlier Analyses Used. Identify and state where the earlier analysis is available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference



❖ SECTION 4.0 – ENVIRONMENTAL CHECKLIST ❖

to the page or pages where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

- (7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significant.



❖ SECTION 4.1 – AESTHETICS ❖

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

A “visual environment” includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.

- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view.
- High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- Duration of a view is the amount of time that a particular view can be seen by a specific viewer group.
- Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

a) Would the project have a substantial adverse effect on a scenic vista?**Potentially Significant Impact**

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. The County of Santa Barbara’s Comprehensive Plan Open Space Element does not identify specific scenic vistas within the



❖ SECTION 4.1 – AESTHETICS ❖

County's boundaries. However, the County wants to preserve open space areas that provide scenic value.

The County deems that scenic value should not be gauged only in terms of an area's scenic beauty, but also in terms of the number of people who see the area (County of Santa Barbara, 2009, 21).

The project site is largely surrounded by residences, and is bisected by the U.S.-101 highway, which would allow the project site to be visible to many people on a daily basis. Approximately 266 acres, or 82 percent, of the project site currently is open space including landscaping and natural open space.⁵ Therefore, due to the mostly undeveloped nature of the project site and the number of people who view the project site, development of the project site could cause potentially significant impacts in regard to scenic vistas/areas, and the project would require a detailed study to determine its scenic value. Further evaluation is warranted, and this topic will be discussed in the Program Environmental Impact Report (PEIR) to be prepared for the project.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways, designated as part of the California Scenic Highway Program. As shown in **Figure 4.1-1**, the nearest designated state scenic highway to the project site is a portion of the State Route-154 (SR-154) freeway, approximately 0.6 miles east of the project site (Caltrans, 2023). Additionally, the project site is not located along any county-designated scenic highway corridor (County of Santa Barbara, 2009, p. 46). Therefore, the project would have no impact on trees, rock outcroppings and historic buildings within a state or county scenic highway.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact

The project site is located in an urbanized area, and the project should be evaluated if it would conflict with applicable zoning and other regulations governing scenic quality. The County's General Plan contains scenic quality regulations. However, as mentioned above, the project site would be required to be evaluated for scenic quality. Therefore, this aspect of the project will be further evaluated in the PEIR to be prepared for the project.

⁵ This estimate was made by deducting 14.9 acres of building footprints and 42.3 acres of roadways, parking lots, and driveways from the 323-acre project site.



❖ SECTION 4.1 – AESTHETICS ❖

Figure 4.1-1
STATE SCENIC HIGHWAYS



Scale: 1:95,040



0 0.75 1.5 Miles

0 0.75 1.5 Kilometers

Legend

- Project Boundary
- Officially Designated State Scenic Highway
- Eligible State Scenic Highway

**Calle Real Campus
Master Plan**

Scenic Highways





❖ SECTION 4.1 – AESTHETICS ❖

- d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact

During the construction and operation phases of the project, the project would create additional lighting in the project area for visibility and safety purposes. The project site is surrounded by sensitive land uses such as residences that could potentially be impacted by light and glare impacts. Therefore, further evaluation is warranted, and this topic will be further discussed in the Program Environmental Impact Report (PEIR) to be prepared for the project.



❖ SECTION 4.2 – AGRICULTURE AND FORESTRY RESOURCES ❖

4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

- a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

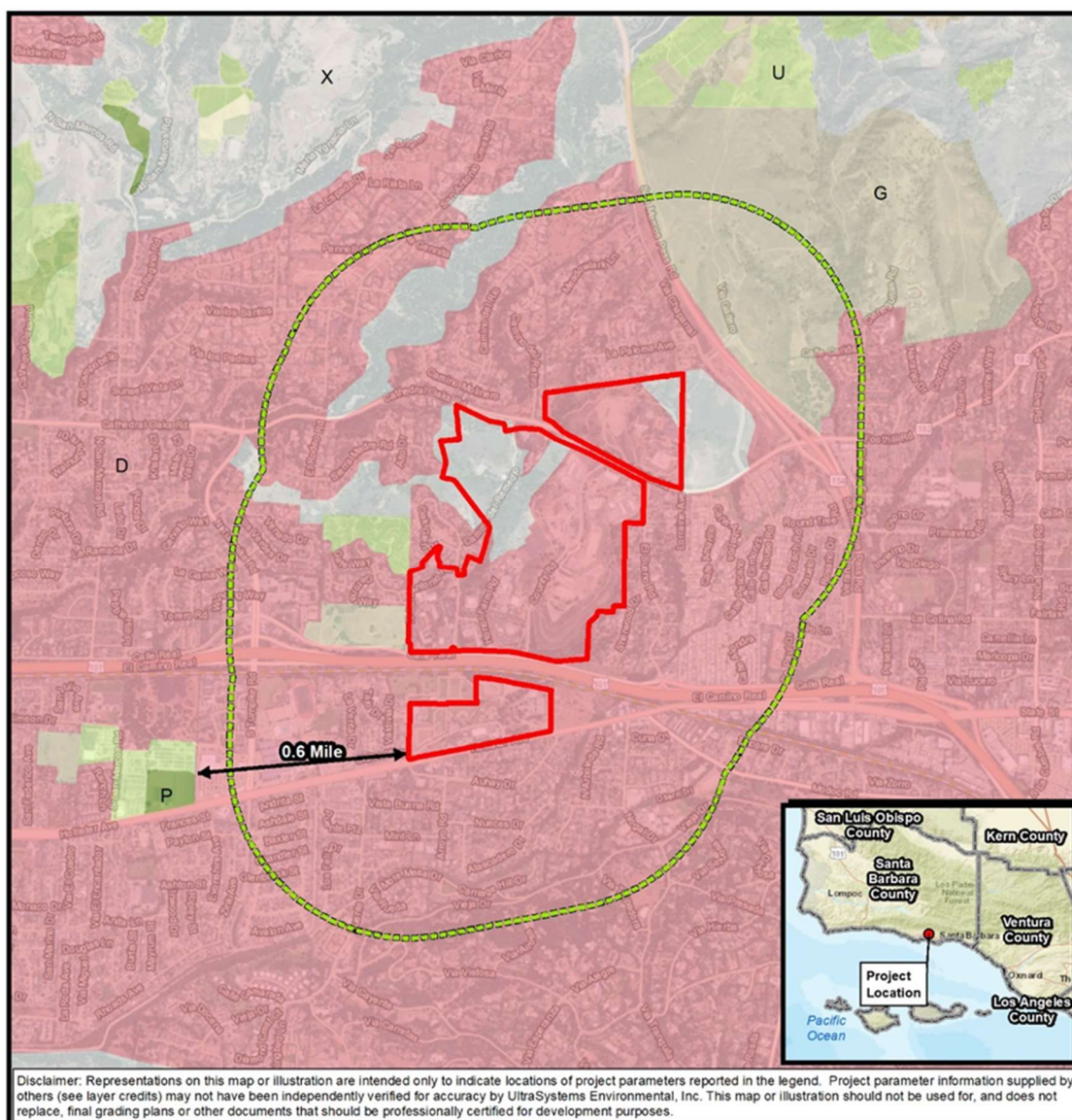
No Impact

The entire project site is mapped/designated as “Urban and Built-up Land” and “Other Lands” by the Division of Land Resource Protection (DOC, 2022; see **Figure 4.2-1**). No mapped/designated farmland is present on the project site. “Other Lands” is land not included in any other mapping category, and includes low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Project development would not convert mapped/designated farmland to non-agricultural use, and no impact would occur. This issue will not be analyzed further in the PEIR to be prepared for the project.

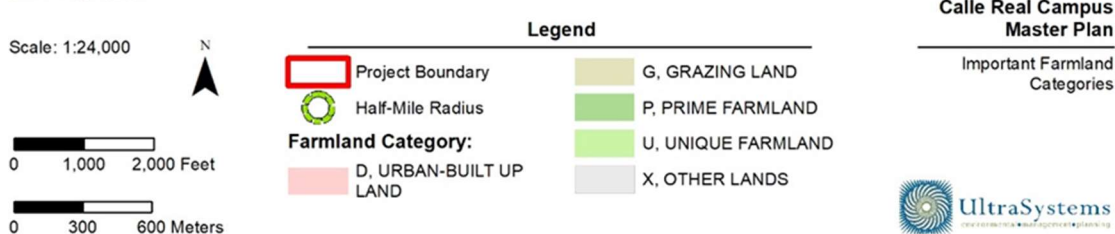


❖ SECTION 4.2 – AGRICULTURE AND FORESTRY RESOURCES ❖

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Farmland Mapping and Monitoring Program, Division of Land Resource Protection, California Department of Conservation, CA Dept. of Conservation, 2022, UltraSystems Environmental, Inc., 2023.





❖ SECTION 4.2 – AGRICULTURE AND FORESTRY RESOURCES ❖

- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact

The project site is zoned Recreation (REC) and Professional/Institutional (P/I) and is not zoned for agricultural use. Williamson Act contracts restrict the use of privately owned land for agriculture and compatible open space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves, and the project site is not within an agricultural reserve. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract and no impact would occur. This issue will not be analyzed further in the PEIR to be prepared for the project.

- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?**

No Impact

The project site is zoned Recreation (REC) and Professional/Institutional (P/I) and is not zoned for forest land or timberland. The project site consists of undeveloped land and existing buildings and does not contain forest or timberland. Therefore, there would be no impact and this issue will not be analyzed further in the PEIR to be prepared for the project.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact

The project site and surroundings are not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur. This issue will not be analyzed further in the PEIR to be prepared for the project.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No Impact

The project site consists of open space and civic and institutional uses. The site is surrounded by a mobile home park and vacant land to the east; single-family residential uses and a church to the south; single-family residential uses and some vacant land to the west; and single-family residential uses to the north. The only mapped important farmland near the project site is 16 acres of unique farmland adjacent to a portion of the west site boundary. That farmland appears to have been cultivated as an orchard at one time; it is unclear whether that area is still actively cultivated. That farmland is northwest of the Health and Government Center Campus. Project development would not



❖ SECTION 4.2 – AGRICULTURE AND FORESTRY RESOURCES ❖

indirectly cause the conversion of the unique farmland to non-agricultural use, and no impact would occur. This issue will not be analyzed further in the PEIR to be prepared for the project.



4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact

The proposed project is located within the South-Central Coast Air Basin (Basin). The distinctive Mediterranean climate of the Basin is determined by its terrain and geographic location (PGI, 2023). The Basin is a south-facing coastal plain situated between the Pacific Ocean and Santa Ynez Mountains. To assist in implementing plans to attain compliance with federal and state ambient air quality standards (AAQS), the Santa Barbara County Air Pollution Control District (SBCAPCD) developed criteria in accordance with the California Environmental Quality Act (CEQA) guidelines for determining whether emissions from a project are regionally significant. They are useful for estimating whether a project is likely to result in a violation of the AAQS and/or whether the project is in conformity with plans to achieve attainment. The air quality attainment plans include pollution-control measures required for meeting local and national standards by surveying the county's air quality and targeting the sources of air pollution. These plans determine the SBCAPCD's rules and regulations, project funding allocation, and regulation of mobile source pollution (SBCAPCD, 2023). The proposed project would generate air pollution during the demolition, construction, and operational phases. Therefore, further and more detailed analysis of this issue is warranted. The project's potential impacts regarding applicable air quality plans will be analyzed in the PEIR to be prepared for the project.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?



❖ SECTION 4.3 – AIR QUALITY ❖

Potentially Significant Impact

Santa Barbara County is currently in attainment/unclassified for all the federal AAQS but is in nonattainment for the state 8-hour ozone and PM₁₀ AAQS (SBCAPCD, 2023). Related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SBAPCD considers a project to have a potentially significant impact if (1) it releases nitrogen oxides (NO_x) and reactive organic gas (ROG) emissions that reach or exceed long-term thresholds above which they would disrupt progress towards attainment status for ozone; or (2) it is determined that criteria pollutants will reach or exceed federal or state AAQS. Construction of the proposed project would generate short-term and intermittent regional emissions of criteria pollutants. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact

The project would have the potential to create localized short-term air quality impacts from construction, which may potentially exceed the localized significance thresholds for criteria pollutants established by the SBCAPCD for construction sites. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Residential receptors are situated along the outer border of the project site. Therefore, further and more detailed analysis of this issue is warranted. The project's potential impacts on sensitive receptors will be evaluated in the PEIR to be prepared for the project, by using the SBCAPCD's localized significance analysis methodology.

During construction activities, diesel equipment would be operated, and diesel particulate matter (DPM) emissions are known by the State of California to contain toxic air contaminants. Master Plan implementation is expected to occur over approximately 25 years (2026-2050) and will involve numerous specific projects: some involving the construction of new buildings, some also involving demolition of existing buildings and other improvements, and some involving renovations of existing buildings. Each construction project is anticipated to last no longer than three to four years. Projects will be spread out over wide areas of the 323-acre project site; thus, any one sensitive receiver near the project site is expected to be exposed to diesel emissions for only a small fraction of the 25-year Master Plan construction period. Cancer risk assessment respecting DPM is based on exposure over a 70-year lifetime. A cancer risk determination is not appropriate for short-term construction impacts. Furthermore, there are no short-term (acute) health risk criteria for DPM. Therefore, no further assessment of this issue is warranted, and this issue will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.3 – AIR QUALITY ❖

- d) **Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Less than Significant Impact

A project-related significant adverse effect could occur if the construction or operation of the proposed project would result in the generation of odors that would be perceptible in adjacent sensitive areas. The project involves the construction and operation of commercial uses, such as offices, which are not typically associated with odor complaints. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate project area. The project would use typical construction techniques, and the odors would be typical of most construction sites, would be temporary in nature, and would not be sufficient to impact a substantial number of people or result in a nuisance per SBCAPCD Rule 303.

According to the SBCAPCD, land uses that are associated with odor complaints in the area include agricultural, specifically cannabis, operations and groundwater sources that contain hydrogen sulfide (SBCAPCD, 2023). During the construction and operation phases, the project involves no agricultural elements and Master Plan implementation will comply with SBCAPCD Rule 310 which limits discharges of hydrogen sulfide and/or organic sulfides into the atmosphere (DWR, 2023A). So, no long-term operational objectionable odors are anticipated. Additionally, onsite trash containers would be closed and located so as to promote odor control and would not result in substantial adverse impacts regarding odors. Therefore, potential impacts associated with objectionable odors would be less than significant. No further assessment of this issue is warranted, and this issue will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.4 – BIOLOGICAL RESOURCES ❖

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?



❖ SECTION 4.4 – BIOLOGICAL RESOURCES ❖

Potentially Significant Impact

Parts of the project site are mapped as Environmentally Sensitive Habitat (ESH) Overlay in the Eastern Goleta Valley Community Plan (EGVCP; Santa Barbara County, 2018). Master Plan development could impact special-status plant and animal species. This impact would be potentially significant. A biological resources survey and technical report (BTR) and an arborist report for the project site are currently in preparation. The methods and findings of these studies and further analysis of this topic will be included in the PEIR to be prepared for the proposed project.

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Potentially Significant Impact

Hospital Creek passes through the western part of the project site. Parts of the project site are mapped as ESH Overlay in the EGVCP. Riparian habitat is present in and abutting Hospital Creek, and sensitive natural communities could be present onsite, including within the ESH Overlay area. Project impacts on riparian habitats and sensitive natural communities would be potentially significant. A biological resources survey and technical report for the project site are currently in preparation. Impacts on riparian habitats or other sensitive natural communities will be addressed in the BTR to be prepared for the project. The methods and findings of the BTR and further analysis of this topic will be included in the PEIR to be prepared for the proposed project.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact

Wetlands are expected to be onsite in and next to Hospital Creek and may be present in other parts of the project site. Project impacts on wetlands would be potentially significant. The biological resources survey will include a description of wetlands onsite. The findings of the BTR and further analysis of this topic will be included in the PEIR to be prepared for the proposed project.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Potentially Significant Impact

Approximately 82 percent of the project site is open space. The project site is near natural open space to the northeast, most of which is opposite State Route 154, a two-lane highway. The project site is mostly surrounded by urban land uses and thus is considered unlikely to be used as a major wildlife corridor. The site could be used for local wildlife movement within the site and between the site and open space to the northeast. Trees and other vegetation onsite could be used for nesting by birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 et seq. Project impacts on wildlife movement corridors and nesting sites would be potentially significant. Such impacts will be analyzed in the biological resources survey and BTR under



❖ SECTION 4.4 – BIOLOGICAL RESOURCES ❖

preparation for the project. The findings of the BTR and further analysis of this topic will be included in the PEIR to be prepared for the proposed project.

- e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact

Project impacts on local policies protecting biological resources would be potentially significant. A biological resources technical report and an arborist survey of the project site are currently in preparation. The methods and findings of the BTR and arborist survey and further analysis of this topic will be included in the PEIR to be prepared for the proposed project.

- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact.

The project site is not in a habitat conservation plan or natural community conservation plan (CDFW, 2019; USFWS, 2023). Master Plan implementation would not conflict with such a plan, and no impact would occur. Further and more detailed analysis of this topic is not warranted, and this topic will not be addressed further in the PEIR to be prepared for the proposed project.



4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?	X			

A Cultural Resources Inventory Report will be prepared for the County of Santa Barbara Calle Real Campus Master Plan in conjunction with the Project's Program-Level Environmental Impact Report (PEIR) at a future date.

4.5.1 Methodology

The Cultural Resources Inventory Report for the County of Santa Barbara Calle Real Campus Master Plan Project site (**Figure 4.5-1, Topographic Map**) will include background information gathered from a California Historic Resources Inventory System (CHRIS) records and literature search at the Central Coastal Information Center (CCIC) located at the Santa Barbara Natural History Museum that includes the Area of Potential Effect (APE) encompassing the project boundary, as well as a 0.5-mile buffer surrounding the APE. A request was made to the Native American Heritage Commission (NAHC) on March 13, 2023, to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribal organizations to contact, following which outreach letters will be sent to the listed tribes. The NAHC replied on March 17, 2023, with a list of seven tribes to contact. A pedestrian field survey of the project site will not be conducted for this project.

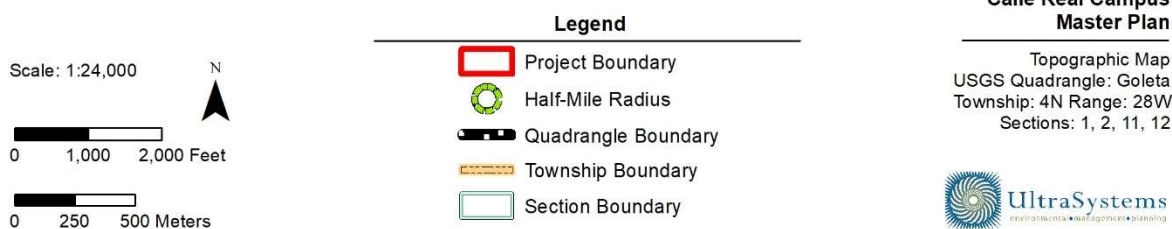
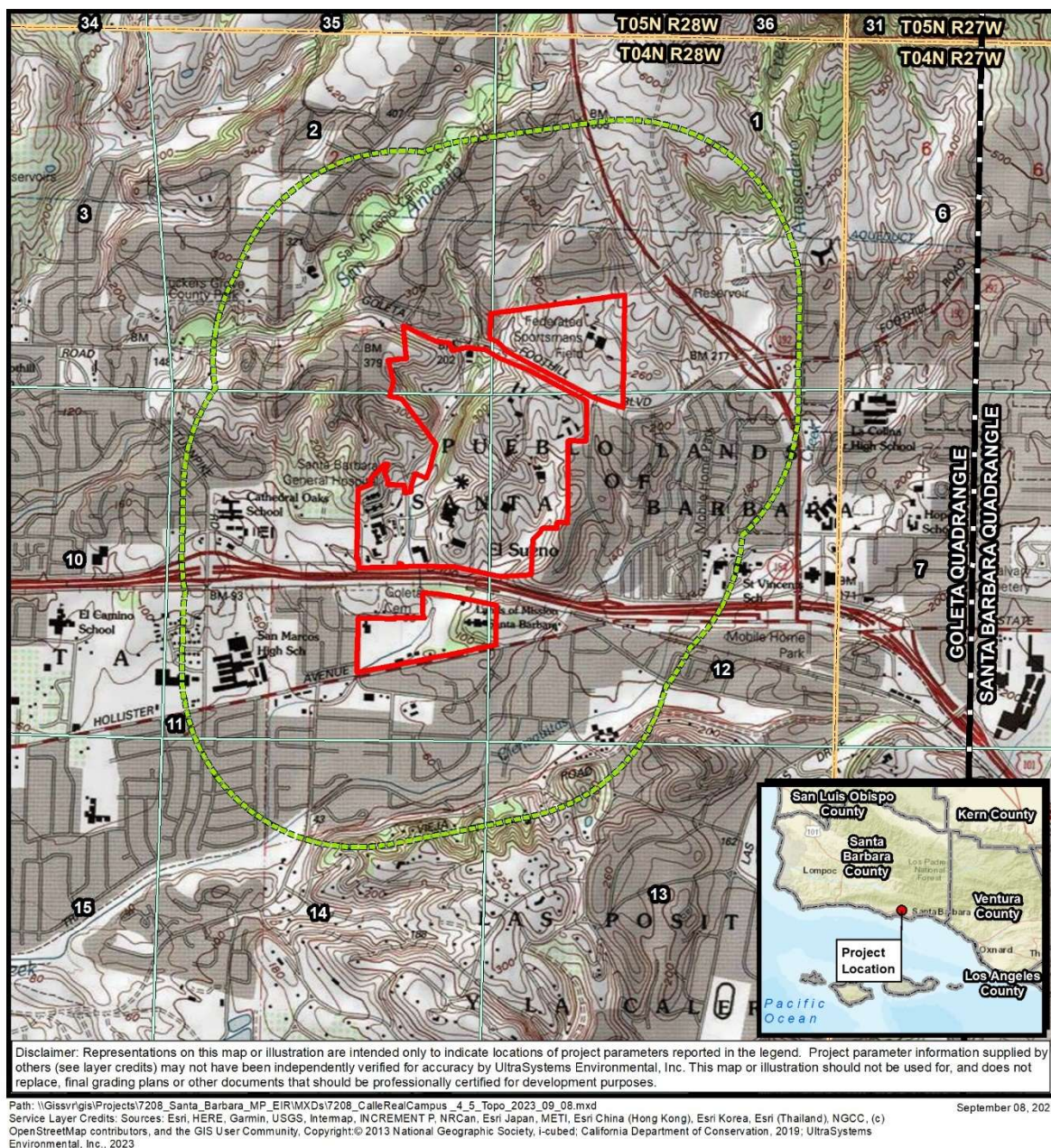
4.5.2 Existing Conditions

A cultural resources records search was requested from the CCIC, the local California Historical Resources Information System facility, on March 13, 2023, and the results were received on April 5, 2023. Four prehistoric and one historic cultural resource sites are documented within the APE; there are an additional 16 prehistoric and historic sites recorded in the half-mile buffer area. Forty-two prior cultural resources surveys include portions of the project parcel, and there were an additional 63 prior surveys within the half-mile buffer surrounding the project boundary but did not include the project APE. The Calle Real campus contains numerous structures that are 50+ years old and so would meet the criteria for historical properties (the exact number of such structures will be determined by the cultural resources study). These will be described in the PEIR and a Historical Evaluation Report to be prepared for the project.



❖ SECTION 4.5 – CULTURAL RESOURCES ❖

**Figure 4.5-1
TOPOGRAPHIC MAP**





❖ SECTION 4.5 – CULTURAL RESOURCES ❖

4.5.3 Impact Analysis

- a) **Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?**

Potentially Significant Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 Section 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse changes to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The Calle Real campus contains numerous structures that meet the 50+ year-old criteria to be designated historic. The current Master Plan anticipates the demolition of more than 35 structures, many of which meet the historic designation criteria, over the span of several years as the Master Plan is carried out. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

Background information on these structures will be presented in the PEIR through the Cultural Resources Inventory Report, and these structures will be assessed in the Historical Evaluation report to be prepared for the PEIR. This topic will be discussed further in the PEIR. Potential mitigation measures will be provided in the PEIR.



❖ SECTION 4.5 – CULTURAL RESOURCES ❖

- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

Potentially Significant Impact

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The Calle Real campus contains four prehistoric and one historic archaeological site as determined through the CHRIS records search. There are also numerous historic period structures present on the Calle Real campus. The current Master Plan anticipates the demolition of more than 35 structures over the span of several years as the Master Plan is carried out, many of which are expected to meet the historical designation criteria.

Grading, utility line trenches and other construction activities would cause new subsurface disturbance and may result in the disturbance of known, as well as unanticipated discovery of, prehistoric and/or historic archaeological resources. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

Background information on these archaeological sites will be described in the Cultural Resources Inventory Report and presented in the PEIR. These topics will be discussed further in the PEIR. Potential mitigation measures will be provided in the PEIR to preserve and/or record prehistoric and historic sites and structures.

- c) Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Potentially Significant Impact

Human remains have been previously identified or recorded on the Calle Real campus at two separate prehistoric sites – CA-SBa-1540 (Erlandson and Heinzen 1977a) and CA-SBa-1541 (Erlandson and Heinzen 1977b).

Grading and trenching activities associated with the installation of infrastructure including water, sewer, and utility lines, and for construction of proposed buildings of the project. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.



4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Potentially Significant Impact

Project construction and operation would each consume energy. Sources of energy for these activities would include electricity usage, natural gas consumption, and transportation fuels, such as diesel and gasoline. During project construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Project construction would also consume fuels for transportation (delivery and haul truck trips and construction worker commute trips) for off-road construction vehicles and equipment on the project site. During the operation of the project, energy use would include, but not be limited to, heating, ventilating, and air conditioning (HVAC); lighting; and the use of appliances and electronics. Energy would also be consumed during project operations related to water usage, solid waste disposal, and vehicle trips. In addition, the project could result in a significant impact on state or local plans for renewable energy or energy efficiency if it failed to meet energy efficiency standards or prevented energy suppliers from meeting renewable energy source targets. Therefore, further and more detailed analysis of this issue is warranted and will be included in the PEIR to be prepared for the proposed project.

Energy use during project construction and operation will be estimated and discussed in the PEIR. Estimated energy use will be compared to energy efficiency metrics set forth in state laws and regulations, and energy efficiency and renewable energy goals, measures, and actions set forth in the Santa Barbara County Energy and Climate Action Plan (ECAP; Santa Barbara County, 2015), to evaluate whether project energy use would be wasteful, inefficient, or unnecessary.

Project compliance with state laws and regulations respecting energy efficiency and renewable energy, and the Santa Barbara County ECAP, will be evaluated in the PEIR.



❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			



❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

- a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. There are no mapped Alquist-Priolo Earthquake Fault Zones that pass through or near the proposed project site. The nearest Alquist-Priolo Earthquake Fault Zone is the San Andreas Fault, located approximately 40 miles to the northwest of the proposed project as shown in **Figure 4.7-1**. A geotechnical investigation report for the proposed project is currently in preparation and will assess hazards from surface rupture of known active faults. Findings from the geotechnical investigation report related to this topic will be included in the PEIR to be prepared for the project.

ii) Strong seismic ground shaking?

Potentially Significant Impact

As shown in **Figure 4.7-2**, the project is located within a seismically active region of Southern California, and all structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong seismic ground shaking.

The project geotechnical investigation report will calculate seismic design parameters to be used in the design and construction of buildings to be constructed under the Master Plan. Hazards from strong ground shaking, along with regulatory requirements governing seismic safety in the design and construction of buildings, will be discussed in the PEIR to be prepared for the project.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact

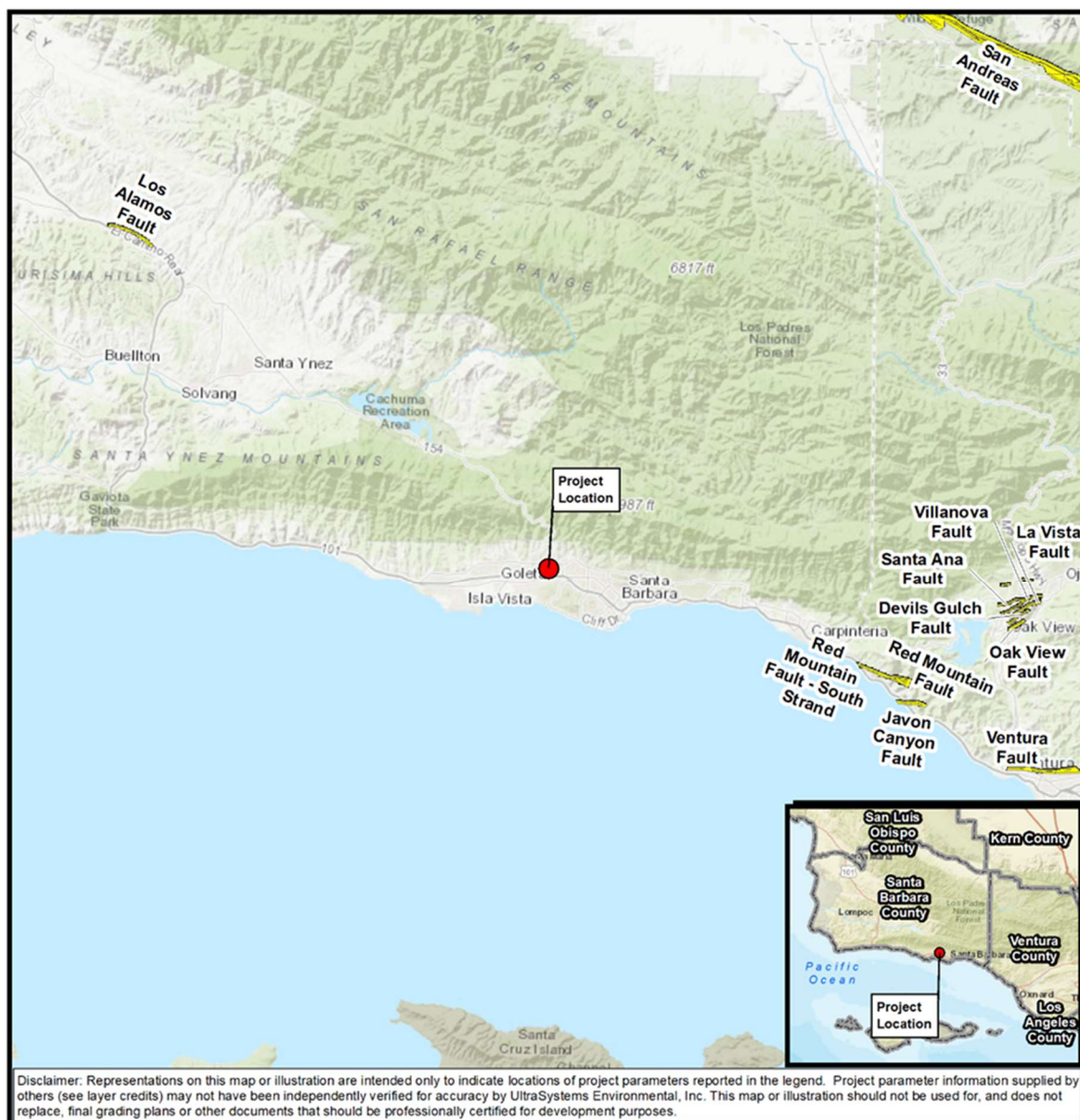
General types of ground failures that might occur as a consequence of severe ground shaking typically include landslides, ground subsidence, ground lurching, and shallow ground rupture. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils, and relatively shallow groundwater tables (approximately 50 feet or less below ground surface), in addition to other factors.

Liquefaction typically occurs when saturated or partially saturated soils behave like a liquid, as a result of losses in strength and stiffness in response to applied stress caused by ground shaking or other sudden changes in stress conditions. The project site is mapped as an unevaluated area for liquefaction as shown in **Figure 4.7-3**. The geotechnical investigation report under preparation will assess liquefaction hazards in relation to the proposed project. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.



❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

Figure 4.7-1
ALQUIST PRIOLO FAULT ZONES



Path: \\Gissvrgis\Projects\7208_Santa_Barbara_MP_EIR\MXD\7208_CellaRealCampus_4_7_Alquist_Priolo_2023_03_15.mxd

March 15, 2023

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Seismic Hazards Program, California Geological Survey, California Department of Conservation, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, CA Dept. of Conservation, 2017; UltraSystems Environmental, Inc., 2023

Scale: 1:506,880



0 4 8 Miles

0 4 8 Kilometers

Legend



Project Location



Alquist Priolo Potentially Active Fault



Alquist Priolo Special Study Zone Boundary

Calle Real Campus Master Plan

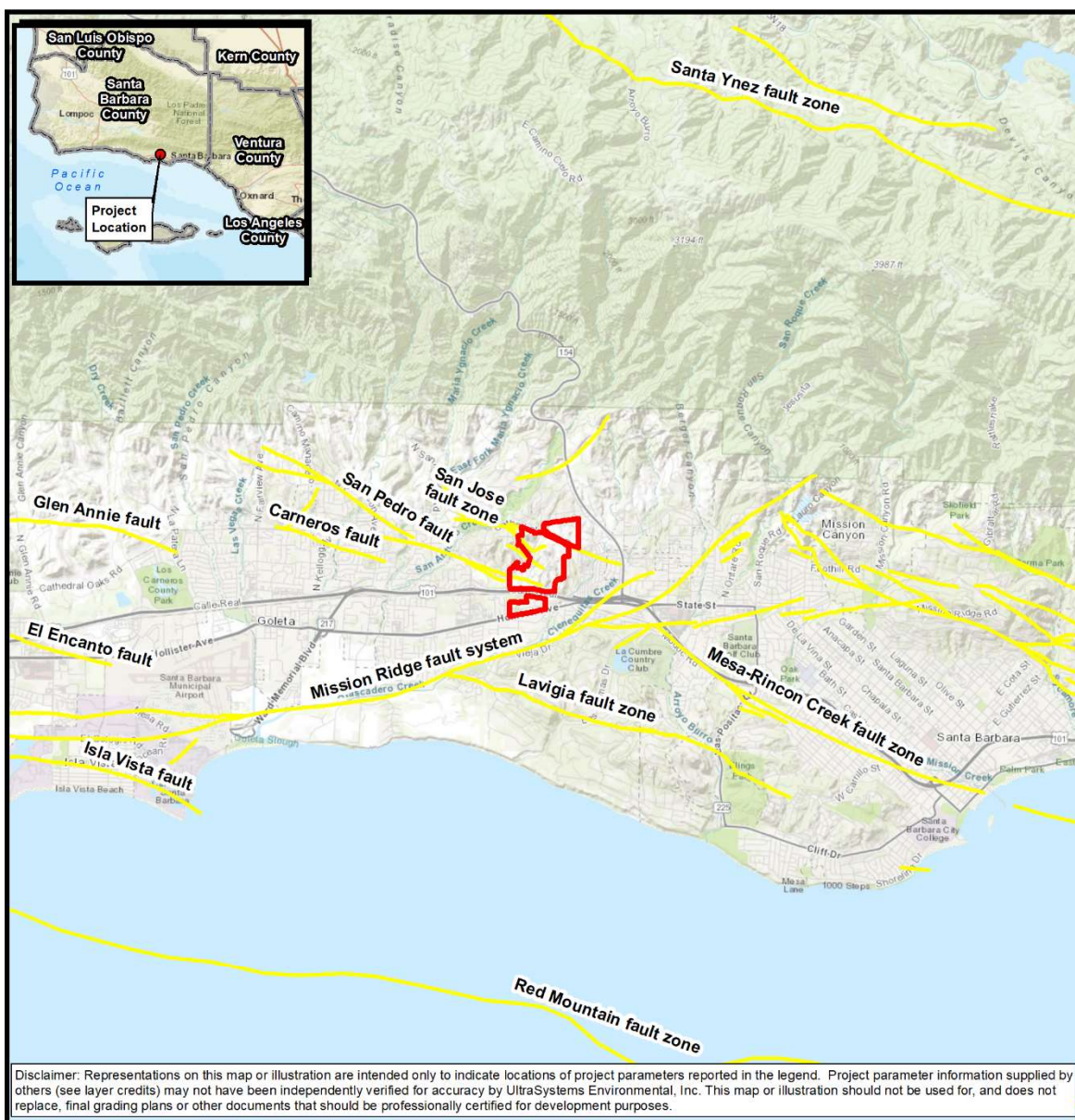
Alquist Priolo Earthquake
Fault Zones





❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

Figure 4.7-2
REGIONALLY ACTIVE FAULTS



Path: \\Gissvrgis\Projects\7208_Santa_Barbara_MP_EIR\MXDs\7208_CalleRealCampus_4.7_Active_Faults_2023_09_08.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; U.S./California Geological Survey, 2006; UltraSystems Environmental, Inc., 2023

September 08, 2023

Scale: 1:95,040



0 0.75 1.5 Miles

0 0.75 1.5 Kilometers

Legend

- Project Boundary
- Quaternary Fault

Calle Real Campus
Master Plan

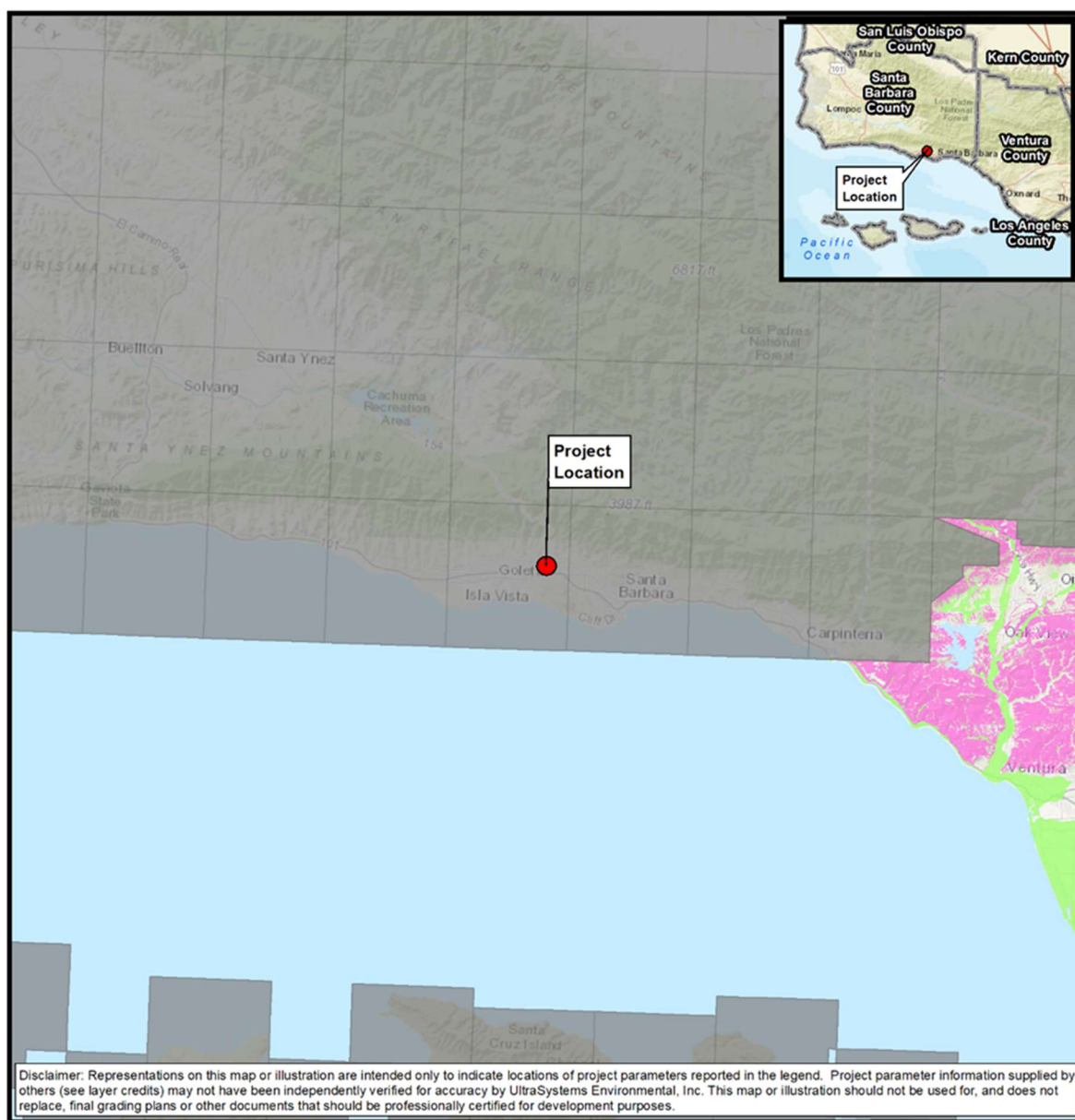
Regionally Active Faults





❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

Figure 4.7-3
LANDSLIDES AND LIQUEFACTION



Path: \\Gissr\GIS\Projects\7208_Santa_Barbara_MP_EIR\MXDs\7208_CalleRealCampus_4_7_LandslideLiquefaction_2023_03_15.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, HERE, Garmin, Intermap, INCREMENT P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; CA Dept. of Conservation, 2016; UltraSystems Environmental, Inc., 2023

March 15, 2023

Scale: 1:506,880



0 4 8 Miles

0 4 8 Kilometers

Legend

- Project Location
- Earthquake-induced Landslides
- Liquefaction
- Unevaluated Areas

Calle Real Campus Master Plan

Landslides and
Liquefaction





iv) Landslides?

Potentially Significant Impact

Landslides occur when the stability of the slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by several factors, acting together or alone. Natural causes of landslides include groundwater (pore water) pressure acting to destabilize the slope, loss of vegetative structure, erosion of the toe of a slope by rivers or ocean waves, weakening of a slope through saturation by snow melt or heavy rains, earthquakes adding loads to a barely stable slope, earthquake-caused liquefaction destabilizing slopes, and volcanic eruptions.

Slopes with grades over 20 percent are present on the project site. The geotechnical investigation report, in preparation, will assess whether project development could exacerbate landslide hazards. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact

The project site would be most susceptible to erosion during the construction phase when soil is exposed, and before landscaped areas have been installed. To minimize the potential for water and wind erosion, the project would adopt construction best management practices (BMPs) in accordance with the Statewide General Construction Permit issued by the State Water Resources Control Board. Project erosion impacts, and requirements of the Statewide General Construction Permit, will be discussed in the PEIR to be prepared for the proposed project.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Collapsible soils shrink upon being wetted and/or being subject to a load. The major cause of ground subsidence is the excessive withdrawal of groundwater. The project geotechnical investigation report will assess the suitability of soils onsite to support proposed buildings and other improvements, and hazards from unstable soils onsite. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

d) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. The project geotechnical investigation will include testing subsurface soil samples for expansion potential. The geotechnical investigation report will



❖ SECTION 4.7 – GEOLOGY AND SOILS ❖

provide any needed recommendations to minimize hazards from expansive soils. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?**

No Impact

The project site would connect to the local sewer system; and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts associated with septic tanks or alternative wastewater disposal systems would occur.

- f) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact

Excavation and grading for the construction of buildings and other improvements could damage fossils that may be present in site soils. A paleontological resources records search will be obtained from the Santa Barbara Museum of Natural History. Further and more detailed analysis of this issue based on the findings of the records search is warranted and will be undertaken in the PEIR to be prepared for the proposed project.



❖ SECTION 4.8 – GREENHOUSE GAS EMISSIONS ❖

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

- a) **Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact

Direct greenhouse gas emissions (GHG) emissions include emissions from construction activities, stationary sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Project implementation would increase GHG emissions from mobile sources, electricity usage, natural gas consumption, solid waste generation, and water use. Therefore, further and more detailed analysis of this issue is warranted and will be included in the PEIR to be prepared for the proposed project.

- b) **Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?**

Potentially Significant Impact

Santa Barbara County is preparing a 2030 Climate Action Plan (CAP), which sets a goal of reducing GHG emissions in unincorporated parts of the County to 30 percent below 2018 levels by 2030 and sets forth strategies for working toward that goal (Santa Barbara County, 2023, p. 1). Project compliance with federal and state regulations governing GHG emissions, and the CAP, will be evaluated in the PEIR to be prepared for the proposed project.



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	X			



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact

Construction

Project construction would involve the use of hazardous materials such as fuels, oils and other lubricants, degreasers, paints, pesticides, and fertilizers. Hazardous materials use would be conducted in compliance with existing regulations of several agencies including the US Environmental Protection Agency, Department of Toxic Substances Control, US Department of Transportation, and Santa Barbara County Environmental Health Services.

Hazardous materials could be present in soil and/or groundwater onsite from long-standing maintenance and repair work on vehicles and equipment on the project site. Project grading and construction activities might disturb such hazardous materials. This impact is potentially significant.

Operation

Project operation would generate hazardous materials from uses such as maintenance and repair of vehicles and equipment, and medical uses. Maintenance and repair of vehicles and equipment would be conducted mainly within the County Yards Campus, and medical uses would be mainly within the Health and Government Center Campus. Operational impacts respecting hazardous materials would be potentially significant.

A Phase I Environmental Site Assessment (ESA) for the project site is currently in preparation. Further analysis of this topic is warranted. The methods and findings of the Phase 1 ESA and project impacts related to transport, use and disposal of hazardous materials during construction and operation will be addressed in the PEIR to be prepared for the proposed project.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Potentially Significant Impact

Construction

Project Construction would involve transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. Chemical transport, storage, and use would comply with Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law (California Health and Safety Code, Division 20, Chapter 6.5, Hazardous Waste Control); California Division of Safety and Health (DOSH); SCAQMD; and Santa Barbara County Environmental Health Services (SBCEHS) requirements.⁶ The Santa Barbara County Fire Department (SBCFD) provides emergency responses

⁶ Santa Barbara County Environmental Health Services (SBCEHS) is the Certified Unified Program Agency (CUPA) for Santa Barbara County; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials.



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

for hazardous materials releases. The construction contractor would maintain equipment and supplies onsite for containing and cleaning up small spills of hazardous materials; and in the event of a release of hazardous materials of quantity and/or toxicity that onsite workers could not safely contain and clean up, would notify the SBCFD immediately. Therefore, compliance with applicable laws and regulations during project construction would reduce the potential for accidental releases of hazardous materials, and the construction hazards impact would be less than significant.

Lead-based paint (LBP) may be found in and on buildings constructed before 1978, when the use of lead in paint was banned. Lead is listed as a reproductive toxin and a cancer-causing substance; it also impairs the development of the nervous system and blood cells in children (DTSC 2023). Lead-based paint is defined in the Code of Federal Regulations Title 40 Part 745 as paint or other surface coatings that contain lead equal to or more than 1.0 milligrams per square centimeter or 0.5 percent by weight. Many of the buildings that would be demolished or renovated were built before 1978 and thus may contain LBP. Those demolishing pre-1978 structures may presume the buildings contain lead-based paint (LBP) without having an inspection for LBP. Lead must be contained during demolition activities (California Health & Safety Code sections 17920.10 and 105255). Title 29 Code of Federal Regulations (CFR) Part 1926 establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation or monitoring. Project demolition and renovation activities would be conducted in compliance with federal and state regulations governing the assessment, abatement, removal, and disposal of lead-based paint.

Asbestos-containing materials (ACM) may be found in buildings constructed before the 1980s when the use of asbestos in building materials was voluntarily phased out by manufacturers. Inhaling asbestos fibers has been shown to cause lung disease (asbestosis) and lung cancer (mesothelioma) (DTSC 2010). Beginning in the early 1970s, a series of bans on the use of certain asbestos-containing materials (ACMs) in construction were established by the EPA and the Consumer Product Safety Commission. Most US manufacturers voluntarily discontinued the use of asbestos in certain building products during the 1980s (USEPA, 2022). Asbestos-containing material (ACM) contains one percent or more asbestos by weight (California Code of Regulations Title 8 Section 1529), and asbestos-containing construction material (ACCM) contains 0.1 percent or more asbestos by weight (California Code of Regulations Title 8 Sections 341.6 et seq.)

Operation

Project operation would generate hazardous materials from uses such as maintenance and repair of vehicles and equipment, and medical uses. Operational impacts respecting hazardous materials would be potentially significant.

Further and more detailed analysis of this topic is warranted. Hazards arising from ACMs and LBPs and potential hazards related to accidental releases of hazardous materials during project construction and operation will be addressed in the PEIR to be prepared for the proposed project.



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Potentially Significant Impact

Two schools are onsite: the Santa Barbara County Regional Occupational Program, and a Santa Barbara County Office of Education special education school.

Construction

During construction, the project would entail the use and handling of limited volumes of commonly used hazardous materials. Hazardous materials-related impacts of project construction on schools will be addressed further in the PEIR.

Operation

Project operation would generate hazardous materials from uses such as maintenance and repair of vehicles and equipment, and medical uses. Hazardous materials-related impacts of project operation on schools will be addressed further in the PEIR.

- d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside waste management units.
- SWRCB Cease and Desist Orders (CDOs), and Cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities are subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the “Cortese List.”

A Phase I Environmental Site Assessment (ESA) for the project site is currently in preparation and will include details about known Cortese List sites on or near the project site. Further analysis of this topic is warranted. The methods and findings of the Phase 1 ESA and hazardous materials-related project impacts will be addressed further in the PEIR to be prepared for the proposed project.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the**



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact

The nearest public-use airport to the project site is Santa Barbara Municipal Airport, approximately 3.5 miles to the west. The project site is outside of zones surrounding Santa Barbara Municipal Airport where land uses are regulated to minimize aviation-related hazards to persons on the ground; and outside of noise compatibility contours for the airport (Santa Barbara County ALUC, 2023, Figures 4-1 and 4-2). Project development would not cause airport-related hazards, or excessive noise, to people at the project site. No impacts would occur, and no mitigation is required. This topic will not be discussed further in the PEIR to be prepared for the project.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Construction

The 2022 Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the County Board of Supervisors in February 2023 to improve disaster preparedness. The MJHMP designates two evacuation routes within the project site, US 101, and Cathedral Oaks Road; and one evacuation route abutting the south site boundary, Hollister Avenue (Santa Barbara County, 2022), Figure 4-6). Project construction could temporarily reduce the numbers of lanes or temporarily close portions of Hollister Avenue, Cathedral Oaks Road, or County Dump Road. The County requires that projects conducting construction work in County roadway rights-of-way get Road Encroachment Permits approved by the County Department of Public Works. Emergency access must be maintained. Compliance with County requirements for traffic management during construction in the public ROW would ensure that the project would have a less than significant impact. This topic will not be analyzed further in the PEIR to be prepared for the project.

Operation

Project operation would not block traffic on Hollister Avenue, Cathedral Oaks Road, or County Dump Road. The project would provide emergency access to renovated and proposed new buildings compliant with California Fire Code Section 503. Therefore, impacts would be less than significant. This topic will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

Figure 4.9-1
AIRPORTS IN THE PROJECT REGION



Scale: 1:95,040



0 0.75 1.5 Miles

0 0.75 1.5 Kilometers

Legend



Project Boundary

Public-Use Airports



Commercial/Primary

Calle Real Campus Master Plan

Airports





❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

- g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Potentially Significant Impact

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

Very High Fire Hazard Severity Zone (VHFHSZ) designation refers to either:

- a)** wildland areas supporting high-to-extreme fire behavior resulting from climax fuels typified by well-developed surface fuel profiles (e.g., mature chaparral) or forested systems where crown fire is likely. Additional site elements include steep and mixed topography and climate/fire weather patterns that include seasonal extreme weather conditions of high winds and dry fuel moistures. Burn frequency is typically high and should be evidenced by numerous historical large fires in the area. Firebrands from both short- (<200 yards) and long-range sources are often abundant.

OR

- b)** developed/urban areas typically with high vegetation density (>70% cover) and associated high fuel continuity, allowing for frontal flame spread over much of the area to progress impeded by only isolated non-burnable fractions. Often where tree cover is abundant, these areas look very similar to adjacent wildland areas. Developed areas may have less vegetation cover and still be in this class when in the immediate vicinity (0.25 mile) of wildland areas zoned as Very High (see above).

The northern part of the project site (the Public Safety Campus) is in a State Responsibility Area (SRA), where the state is responsible for the costs of wildfire prevention and suppression (see **Figure 4.20-1**). Much of the central part of the project site, and parts of the northern project site, are in fire hazard severity zones (FHSZs) mapped by CAL FIRE within a Local Responsibility Area (LRA, that is, where cities and counties are responsible for the costs of wildfire prevention and suppression); see **Figure 4.20-2**. Project development could exacerbate wildfire hazards. Further and more detailed analysis of this issue is warranted, and this topic will be addressed further in the PEIR to be prepared for the project.



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	X			
i) result in substantial erosion or siltation on or offsite;	X			
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	X			
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

- a) **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Potentially Significant Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, Basin Plans



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions (SWQCB 2019). In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Central Coast (Region 3) RWQCB.

Project development could cause two types of water quality impacts: (1) short-term construction impacts; and (2) long-term operational impacts. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect the water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and negatively impact water quality. The use of construction equipment and machinery may potentially result in contamination from petroleum products, hydraulic fluids, and heavy metals. Contamination from building preparation materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

Post-construction discharges of stormwater from development projects in unincorporated areas of Santa Barbara County are regulated under the *General Permit for Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)* (Phase II General Permit), issued by the State Water Resources Control Board (SWRCB) in 2013. The Phase II General Permit requires the implementation of site design, source control, and low-impact development design best management practices (BMPs) (SWRCB, 2019). Site design BMPs reduce or eliminate post-project runoff; examples include minimizing impervious areas and including infiltration basins and detention or retention basins in project designs. Source control BMPs reduce the potential for pollutants resulting from activities onsite to enter runoff; examples include education of owners and employees; activity restrictions, such as requiring that trash can lids be always closed and prohibiting outdoor cooking; and periodic inspections of water quality features such as catch basins and filters.

Low-impact development (LID) is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Many practices have been used to adhere to these principles, such as bioretention facilities, rain gardens, vegetated rooftops, and permeable pavements.

Further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project. Project compliance with water quality standards will also be discussed in the PEIR.



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Potentially Significant Impact

The Community Services Campus, Health, and Government Center Campus, and most of the Jail Campus, are above the Goleta Groundwater Basin. The balance of the project site is above the Foothill Groundwater Basin (see **Figure 4.10-2**; DWR, 2023). The Goleta Groundwater Basin spans 14.4 square miles, and the Foothill Groundwater Basin spans 4.9 square miles; both underlie portions of the coastal plain in southeast Santa Barbara County (DWR, 2004). The project site is in the Goleta Water District (GWD)'s service area. GWD obtains potable water from three sources: 1) surface water from the Upper Santa Ynez River via the Cachuma Project; 2) groundwater from the Goleta Groundwater Basin; and 3) water imported from northern California via the State Water Project and purchased through the Central Coast Water Authority (CCWA) (GWD, 2021). A Water Supply Assessment (WSA) is currently being prepared for the project. Further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project. The findings of the WSA will also be discussed in the PEIR.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) Result in substantial erosion or siltation on or offsite.**

Potentially Significant Impact

The project site is on several coastal terraces; elevations onsite range from approximately 50 feet above mean sea level (amsl) near the southwest corner of the site to 362 feet amsl in the western part of the County Yards campus.

Construction

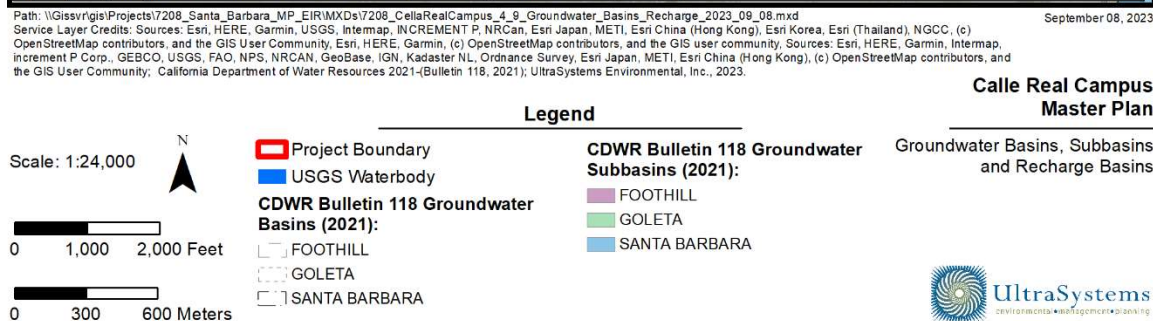
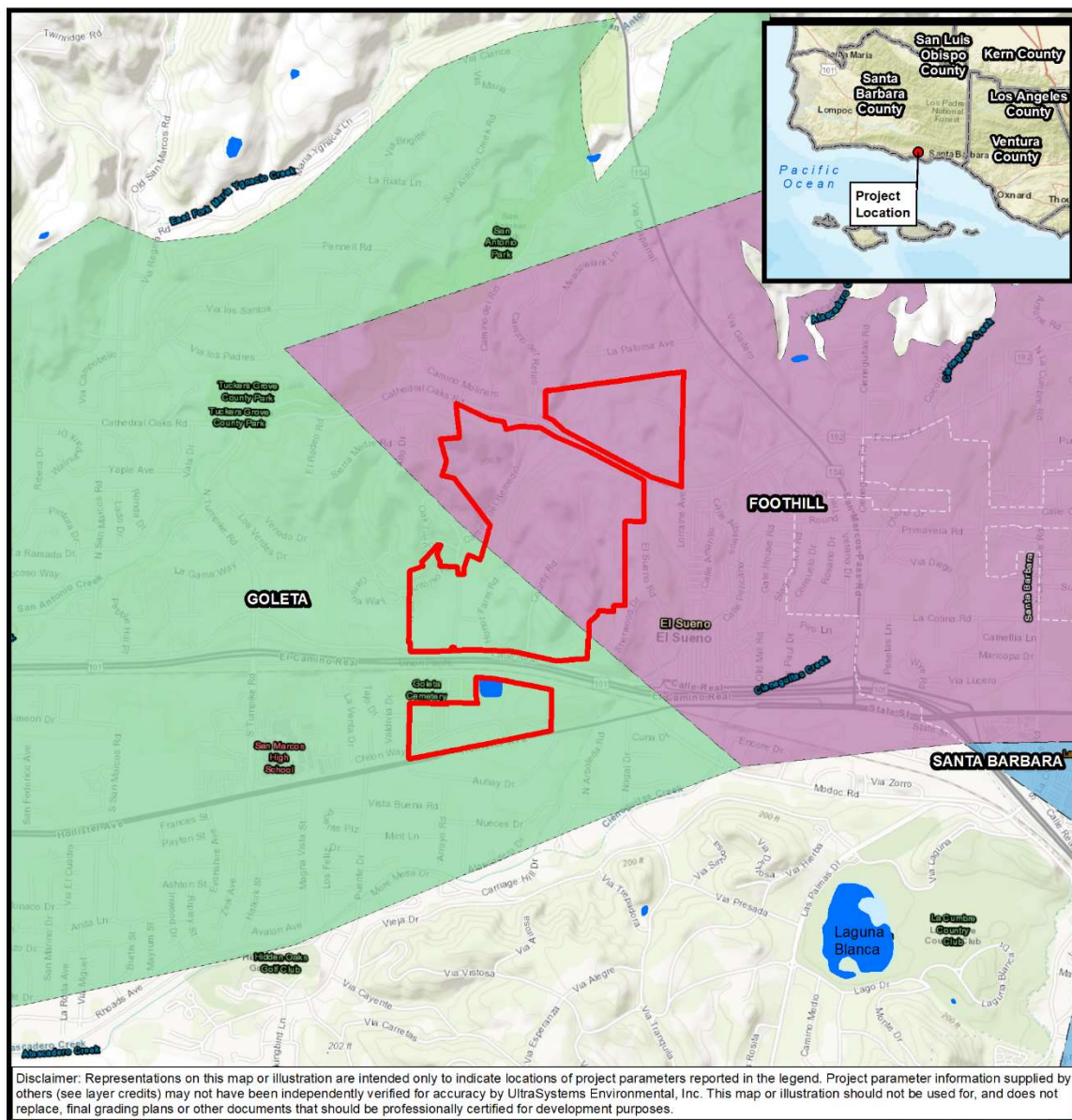
As described in Section 4.10 a), temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area.

Each development project undertaken in accordance with the Master Plan would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) by a certified qualified SWPPP developer. The required SWPPP would be project-specific and would prescribe site-specific stormwater BMPs which would be intended to minimize or avoid having soil leave the project site through either stormwater or wind and thus minimize or avoid soil erosion onsite and siltation in receiving waters. BMPs incorporated in SWPPPs will be described in the EIR.



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

**Figure 4.10-1
GROUNDWATER BASINS**





❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

Operation

LID BMPs would be proposed as part of each development project undertaken in accordance with the Master Plan. LID BMPs intended to minimize erosion and sedimentation during project construction will be discussed in the PEIR.

- ii) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact

The project site is within the Atascadero Creek Subwatershed that spans approximately 20 square miles including part of eastern Goleta Valley and extending from the crest of the Santa Ynez Mountains to the Pacific coast (see **Figure 4.10-2**; CDFW, 2023). Master Plan implementation would change the amount of stormwater within the project site. Projects undertaken pursuant to the Master Plan would include drainage improvements meeting the requirements of the Santa Barbara County Flood Control District. Further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project. Project site drainage in existing and post-project conditions, and proposed drainage improvements, will also be discussed in the PEIR.

- iv) **Impede or redirect flood flows?**

No Impact

The project site is outside of 100-year and 500-year flood hazard zones (FEMA, 2023). Master Plan implementation would not impede or redirect flood flows and no impact would occur.

- d) **In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

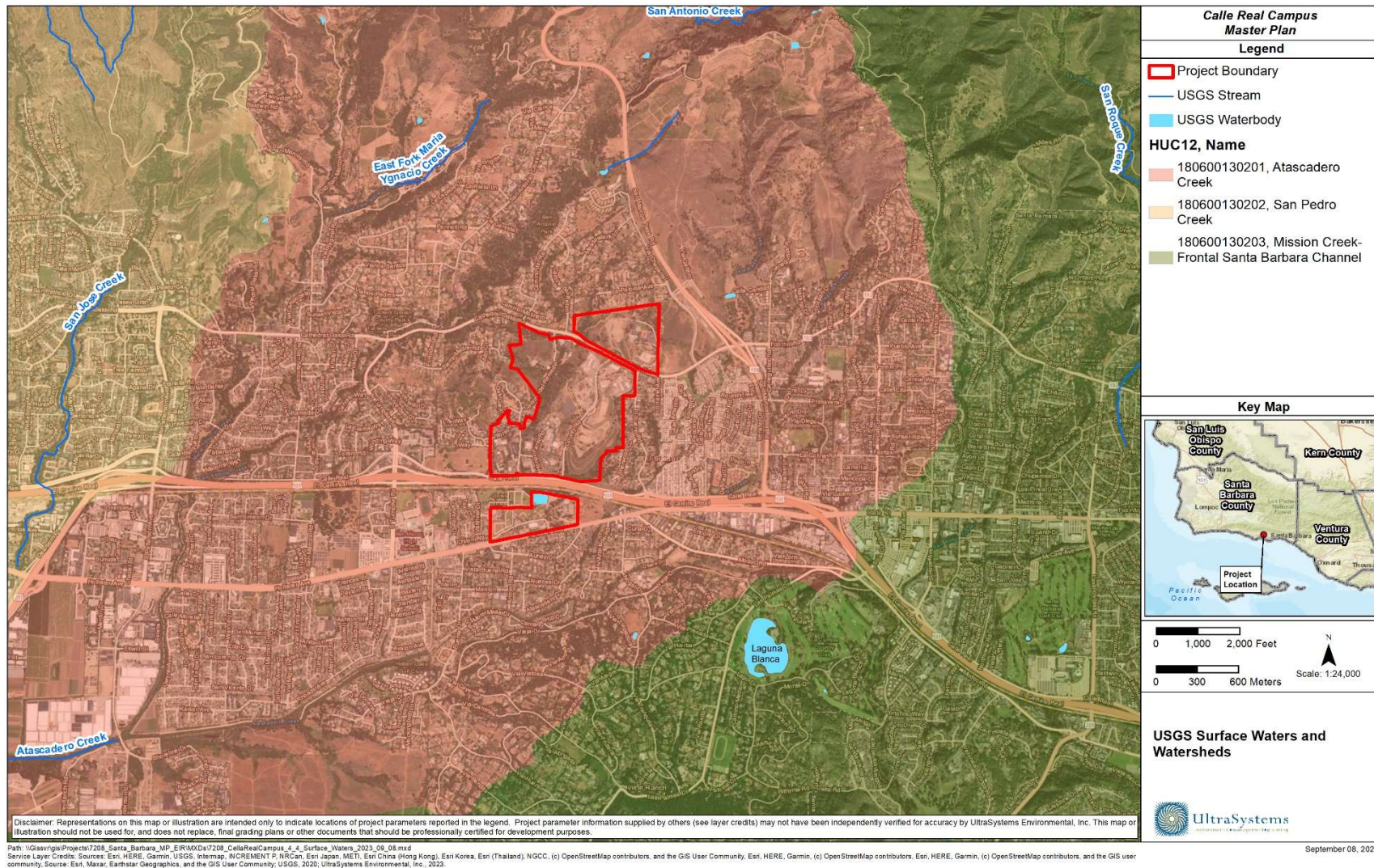
No Impact

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. No dams are identified upstream of the project site (DWR, 2023). No surface water bodies are close enough to the project site to pose a flood hazard to the site that could be exacerbated by project implementation. The project site is outside of tsunami flood zones mapped by the California Department of Conservation (CDC, 2023). Master Plan implementation would not risk the release of pollutants due to project site flooding, and no impact would occur.



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

Figure 4.10-2
USGS SURFACE WATERS AND WATERSHEDS





❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

- e) **Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Potentially Significant Impact

Water Quality Control Plan

The Water Quality Control Plan (WQCP) for the Central Coast Basin, issued by the Central Coast RWQCB in 2019, lists beneficial uses of surface waters and groundwater in the region; sets forth water quality objectives for the same water bodies; and implementation plans and policies (CCRWQCB, 2019). Project compliance with the WQCP will be discussed in the PEIR to be prepared for the proposed project.

Sustainable Groundwater Management Plan

The Foothill and Goleta groundwater basins, which underlie the project site, are classified as very low priorities under the Sustainable Groundwater Management Act (California Water Code Sections 10720 et seq.; DWR, 2023a), and therefore a groundwater sustainability plan has not been prepared for these. Thus, project implementation would not conflict with a groundwater sustainability plan. No impact would occur, and project compliance with such a plan will not be discussed further in the PEIR to be prepared for the project.



❖ SECTION 4.11 – LAND USE AND PLANNING ❖

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

a) Would the project physically divide an established community?

No Impact

The proposed project is for a Master Plan for its Calle Real campus in an unincorporated area of Santa Barbara County located west of the City of Santa Barbara and approximately five miles northwest of downtown Santa Barbara.

Approximately 300 acres of the project site were originally purchased in 1910 and would become the future Calle Real campus. The first buildings to be constructed were public healthcare-related, including a tuberculosis hospital. Buildings have been regularly added to the campus since. Most of the buildings are in the northeast and southwest quadrants of the campus; substantial portions of the northwest and southeast quadrants are vacant. Approximately 95 percent of the project site (308.1 acres) is Open Space. The site is an existing public service-oriented campus that has been continually operated and intermittently developed over the last 113 years. Project development would not physically divide an established community, and no impact would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

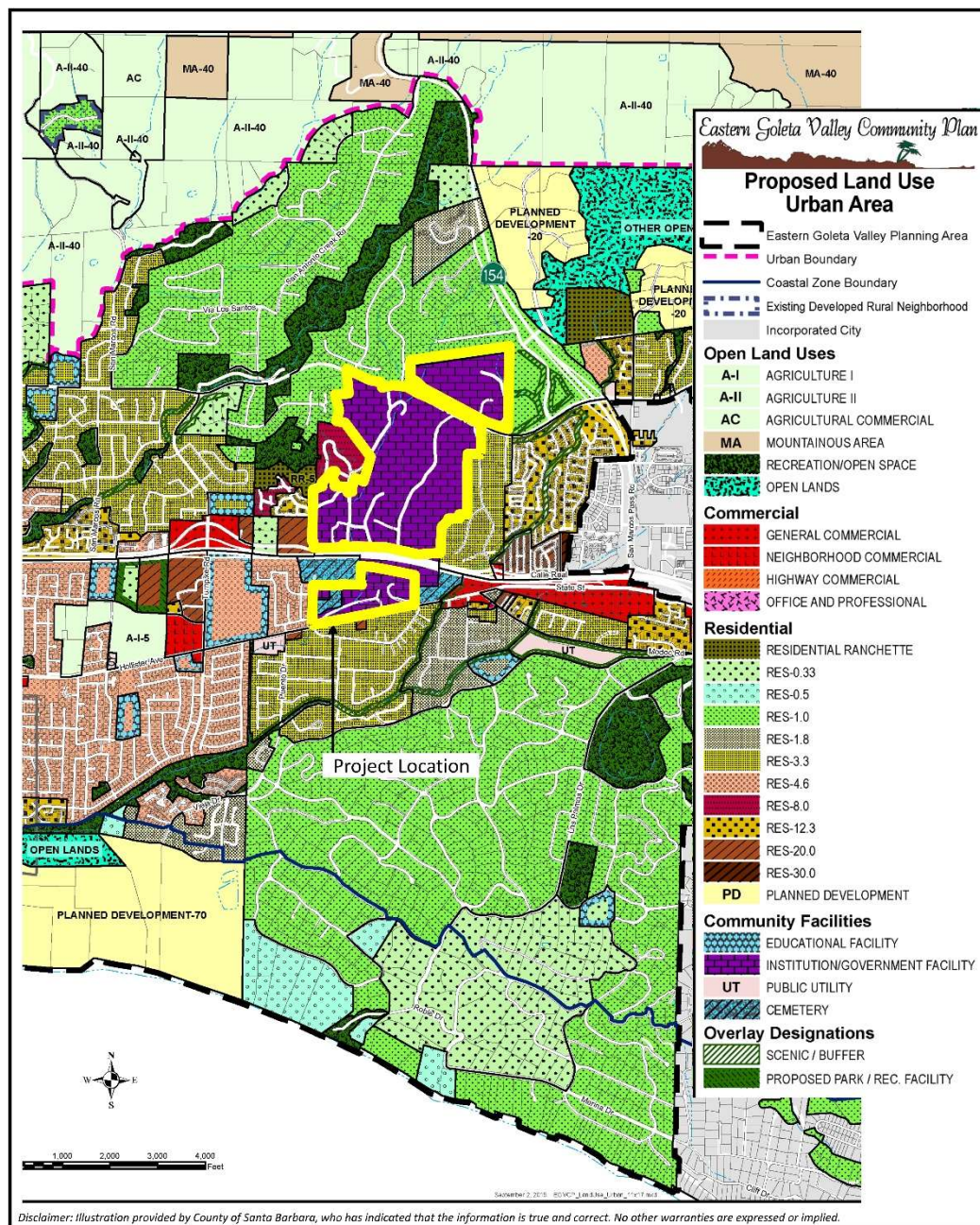
The Santa Barbara County Comprehensive Plan land use designation for the project site is Institution/Government Facility, while the zoning is Recreational (approximately 307 acres), and Professional and Institutional (approximately 15 acres) (see **Figures 4.11-1** and **4.11-2**). The project is a proposed Master Plan that divides the project site into five sections, from north to south:

- Public Safety Campus (53.9 acres),
- County Yards Campus (140.8 acres),
- Jail and Governmental Center Campus (43.6 acres),
- Health Campus (23.2 acres), and
- Community Services Campus (61.5 acres).



❖ SECTION 4.11 – LAND USE AND PLANNING ❖

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

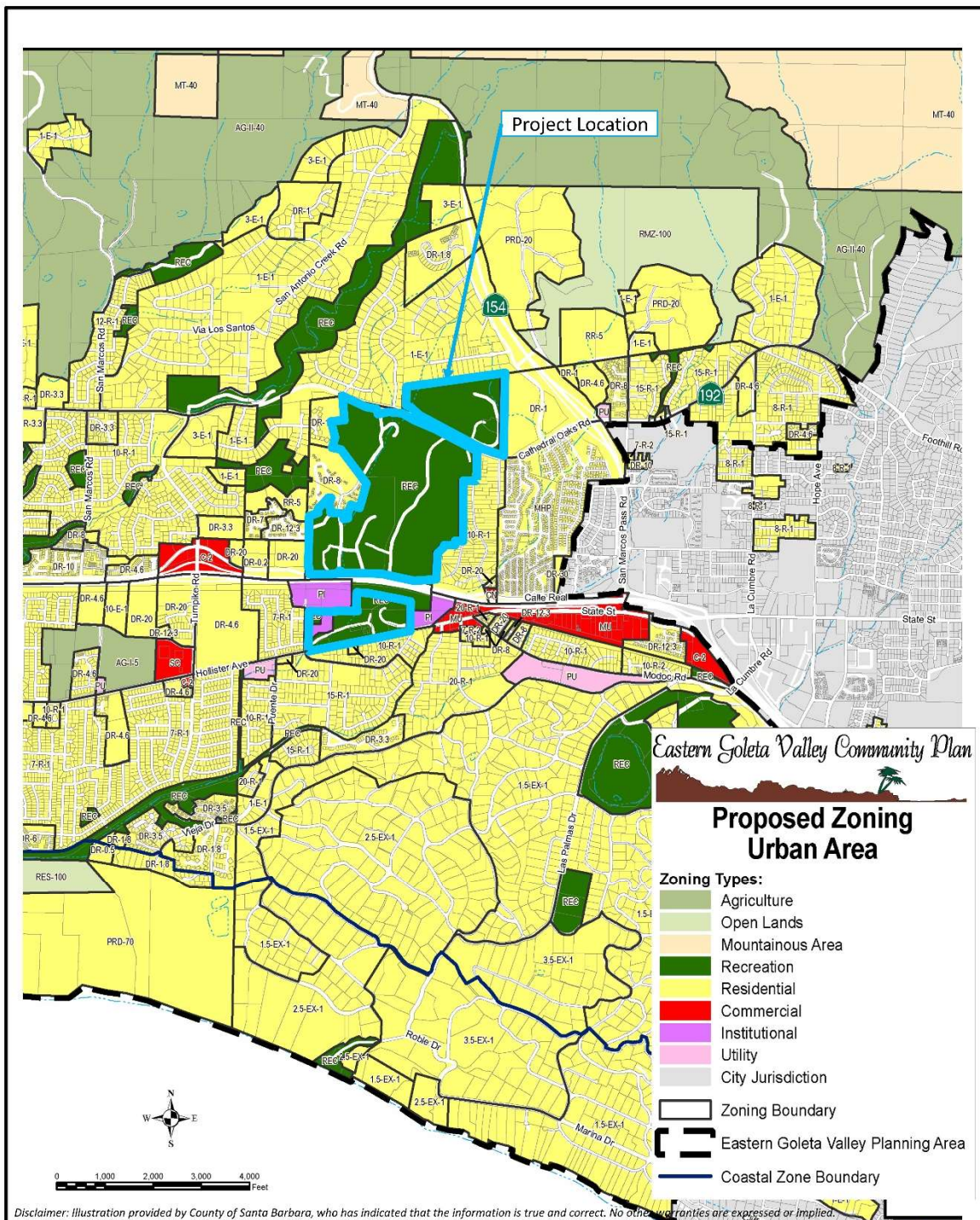


Calle Real Campus Master Plan
General Plan Land Use Designation



❖ SECTION 4.11 – LAND USE AND PLANNING ❖

**Figure 4.11-2
ZONING DESIGNATION**



Calle Real Campus Master Plan

Zoning Designation





❖ SECTION 4.11 – LAND USE AND PLANNING ❖

A total of 103 buildings are present on the campus comprising 791,700 square feet of building area on a footprint of approximately 14.9 acres. The project calls for demolishing some buildings and renovating others, in addition to new construction of approximately 540,000 square feet of building area. The removal of aging facilities will increase the developable area and create space for facilities that better support and conform to the County's needs and goals.

Implementation of the Calle Real Campus Master Plan does not result in direct or indirect conflicts with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. In the preparation of this Initial Study, no land use plans were intended specifically to avoid or mitigate an environmental effect that conflicts with any of the potential changes to compatibility, conditional compatibility, or incompatibility of land uses considered.

There is no potential for displacement of residential land uses at any of the housing opportunity sites identified in the Housing Element of the Santa Barbara County Comprehensive Plan. The plan identifies areas within the campus for possible residential (workforce) housing options, and the County's Draft Housing Element Update considers additional potential sites on the campus for lower income and workforce housing. Environmental review of potential additional housing sites is being conducted separately under the Housing Element Update Program EIR. The proposed project conforms with relevant elements of the Comprehensive Plan and no adverse impact would occur.



4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

and

b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

No Impact

The project site is mapped Mineral Resource Zones 1 and 3 (MRZ-1 and MRZ-3) by the California Geological Survey (CGS), as shown in **Figure 4.12-1**. MRZ-1 indicates that available geologic information shows that little likelihood exists for the presence of significant aggregate resources. MRZ-3 indicates an area of aggregate resources of undetermined significance (CGS, 2011). Substantial portions of the project site are developed with critical facilities and are thus unavailable for mining. Areas of the project site near the site periphery are also unavailable for mining because the site is surrounded by residential uses and mining is incompatible with such uses.

No active mines are mapped in the metropolitan Santa Barbara region by the Division of Mine Reclamation (DMR, 2023).

No mines or other mineral resources (such as oil and gas fields) are mapped in or near the project site in the Santa Barbara County General Plan (Santa Barbara County, 2010; DOGGR, 2023); see **Figure 4.12-2** and **Figure 4.12-3**. Four dry hole oil wells and two core hole wells are present onsite: the four dry holes are in the central part of the site; and the two core holes are in the northern part of the site (one north, and one south, of Cathedral Oaks Road) (DOGGR, 2023).⁷

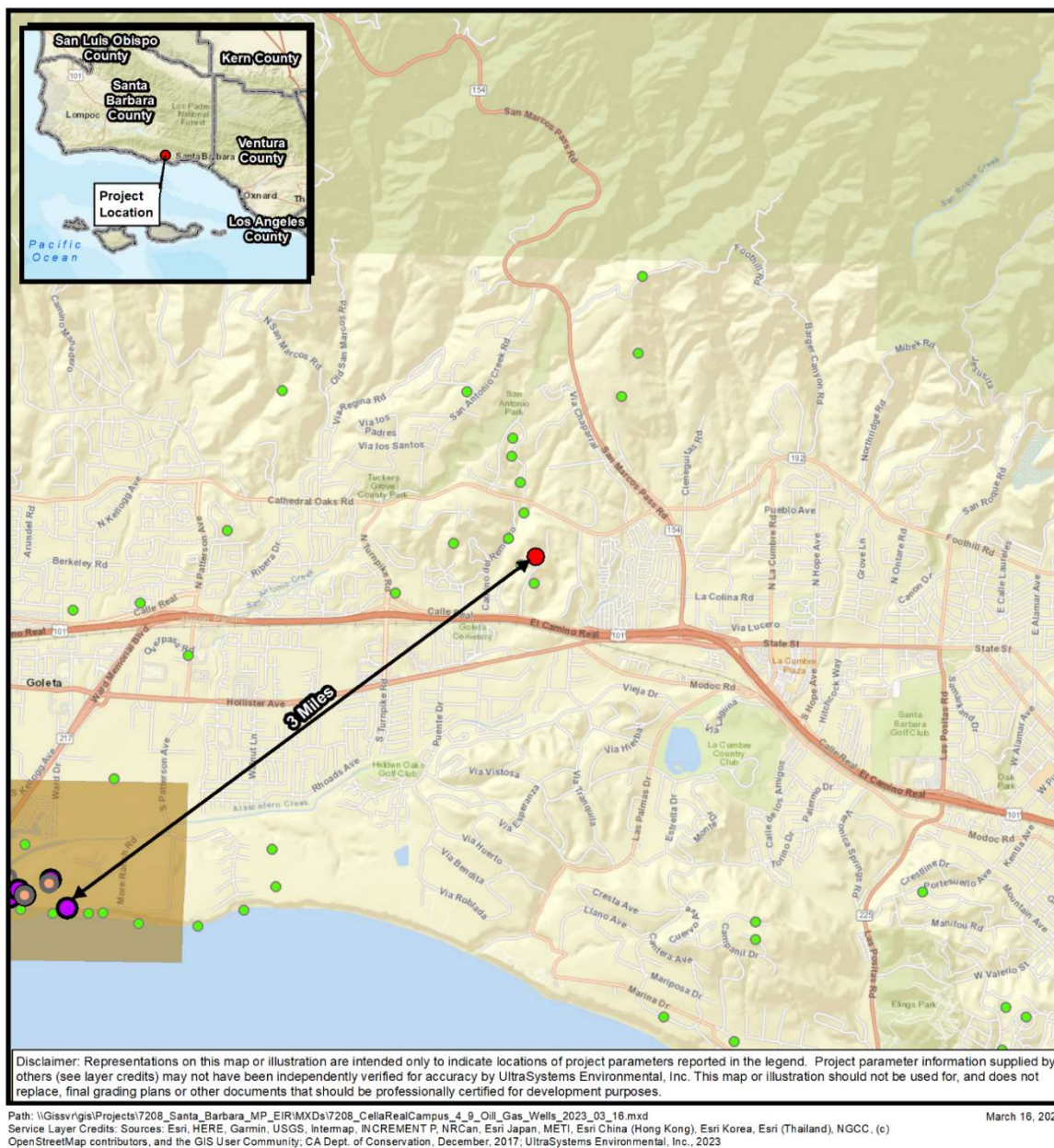
Project development would not cause a loss of availability of mineral resources valuable to the region, or mining sites identified in the Santa Barbara County General Plan. No impact would occur. This topic will not be analyzed further in the PEIR to be prepared for the project.

⁷ Core holes are wells used to obtain core samples of rock during exploration for oil and gas.



❖ SECTION 4.12 – MINERAL RESOURCES ❖

Figure 4.12-1
MINERAL LAND CLASSIFICATION MAP



Scale: 1:48,000



0 2,000 4,000 Feet

0 500 1,000 Meters

Legend

● Project Location

Oil and Gas Field Boundary

Oil and Gas Well Status:

● Active

● Idle

● Plugged

Calle Real Campus Master Plan

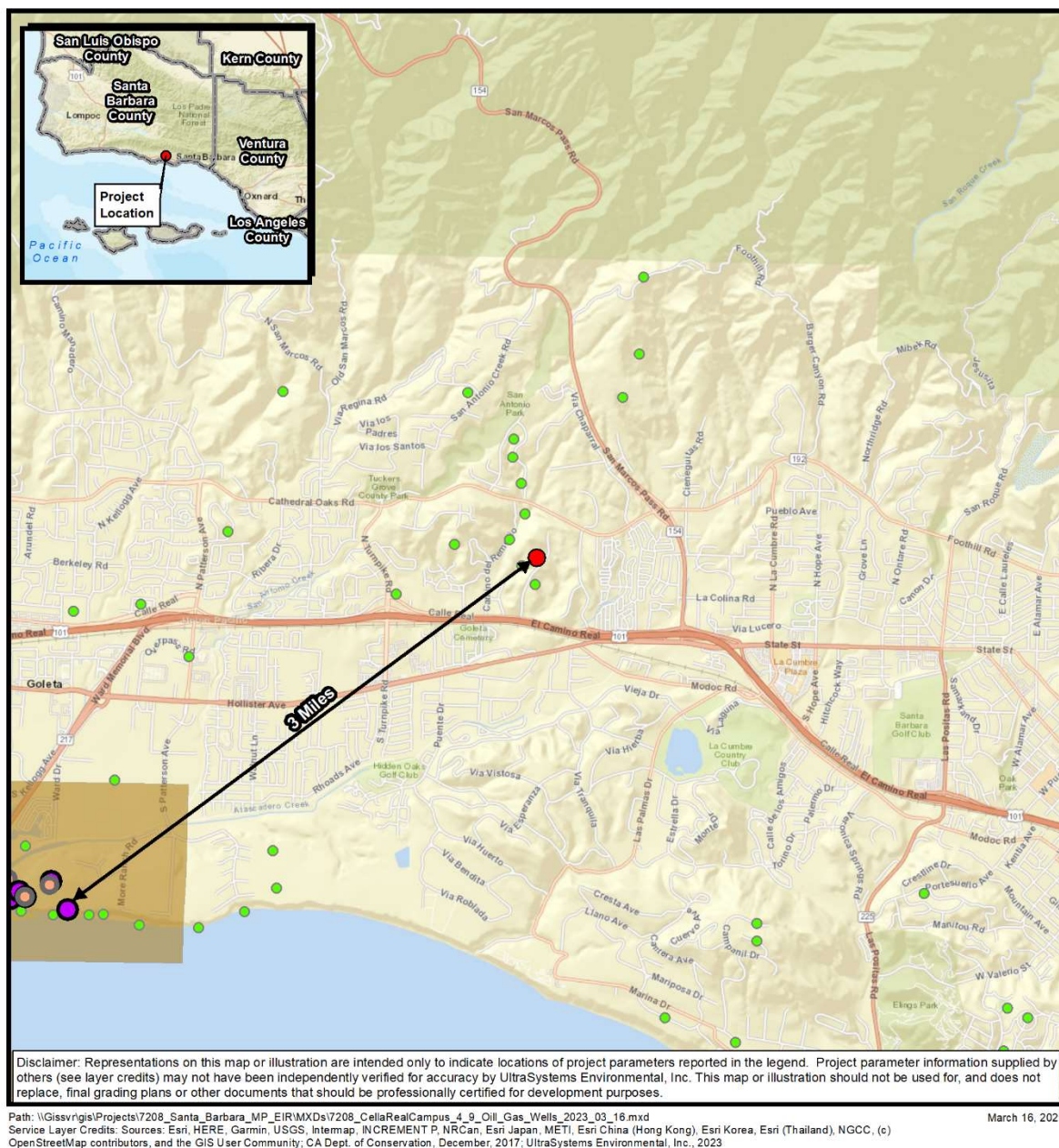
Oil and Gas Wells, and Fields





❖ SECTION 4.12 – MINERAL RESOURCES ❖

Figure 4.12-2
OIL AND GAS WELLS



Scale: 1:48,000



0 2,000 4,000 Feet

0 500 1,000 Meters

Legend



Project Location



Oil and Gas Field Boundary

Oil and Gas Well Status:



Active



Idle



Plugged

Calle Real Campus Master Plan

Oil and Gas Wells,
and Fields



UltraSystems
environmental • engineering • planning



❖ SECTION 4.12 – MINERAL RESOURCES ❖

**Figure 4.12-3
GEOTHERMAL WELLS**



Path: \\Gissvrgis\Projects\7208_Santa_Barbara_MP_EIR\MXD\7208_CalleRealCampus_4_9_Geothermal_Wells_2023_03_16.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; CA Dept. of Conservation, December, 2017; UltraSystems Environmental, Inc., 2023

March 16, 2023

Scale: 1:1,520,640



0 12 24 Miles

0 12 24 Kilometers

Legend

● Project Location

Geothermal Well Status:

● Active

● Idle

● Plugged and Abandoned

Calle Real Campus Master Plan

Geothermal Wells





4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

- a) **Would the project result in generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact

Master Plan construction would involve temporary noise generation from specific construction projects, including demolition of existing buildings and other existing improvements. Master Plan construction is envisioned to span approximately 25 years (2026-2050). This impact is potentially significant. A noise analysis is underway for this project and will include ambient noise monitoring; identification of relevant noise standards (such as from the Santa Barbara County Comprehensive Plan (Santa Barbara County, 2010), Santa Barbara County ordinance (Santa Barbara County, 2023), or Eastern Goleta Valley Community Plan (Santa Barbara County, 2015); estimating construction impacts; determining significance of impacts; and specifying mitigation measures, as needed, to reduce significant impacts. Further and detailed analysis of potential construction noise impacts from the proposed project is warranted and will be included in the PEIR to be prepared for the project.

Project operation would generate noise through increased traffic generation; uses at some of the proposed new and renovated buildings—including maintenance and repair of vehicles and equipment—and mechanical noise from buildings. The noise analysis described in the preceding discussion of construction impacts will also address operational noise impacts. Further and detailed analysis of potential noise impacts during the operation of the proposed project is warranted and will be included in the PEIR to be prepared for the project.



❖ SECTION 4.13 – NOISE ❖

- b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. CEQA addresses two types of impacts of groundborne vibration: architectural vibration and human annoyance.

Construction Vibration

Some types of construction equipment—one example being pile drivers—generate groundborne vibration that may cause significant impacts to nearby sensitive receptors. Further and detailed analysis of this issue is warranted and will be included in the PEIR to be prepared for the project. The noise and vibration analysis in the PEIR will include a screening assessment for groundborne vibration. If significant impacts are identified, mitigation measures will also be prescribed in the PEIR.

Operational Vibration

Only a few categories of land uses—for instance, mining, some heavy industrial uses, freight railroads, and subway trains—generate sufficient groundborne vibration to cause significant impacts related to either architectural damage or human annoyance. The proposed project does not propose any of those categories of land uses. Impacts of project operation related to groundborne vibration are anticipated to be less than significant. Therefore, further analysis of operational vibration is not warranted, and this topic will not be included in the PEIR to be prepared for the project.

- h) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The nearest public-use airport to the project site is Santa Barbara Municipal Airport, approximately 3.5 miles to the west. Refer to **Figure 4.9-1**. The project site is outside of noise compatibility contours for the airport (Santa Barbara County ALUC, 2023, Figure 4-2). Project development would not subject people residing or working in the project area to excessive noise levels. Impacts would be less than significant, and this topic will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.14 – POPULATION AND HOUSING ❖

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

- a) **Would the project induce substantial unplanned growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?**

Less than Significant Impact

Population

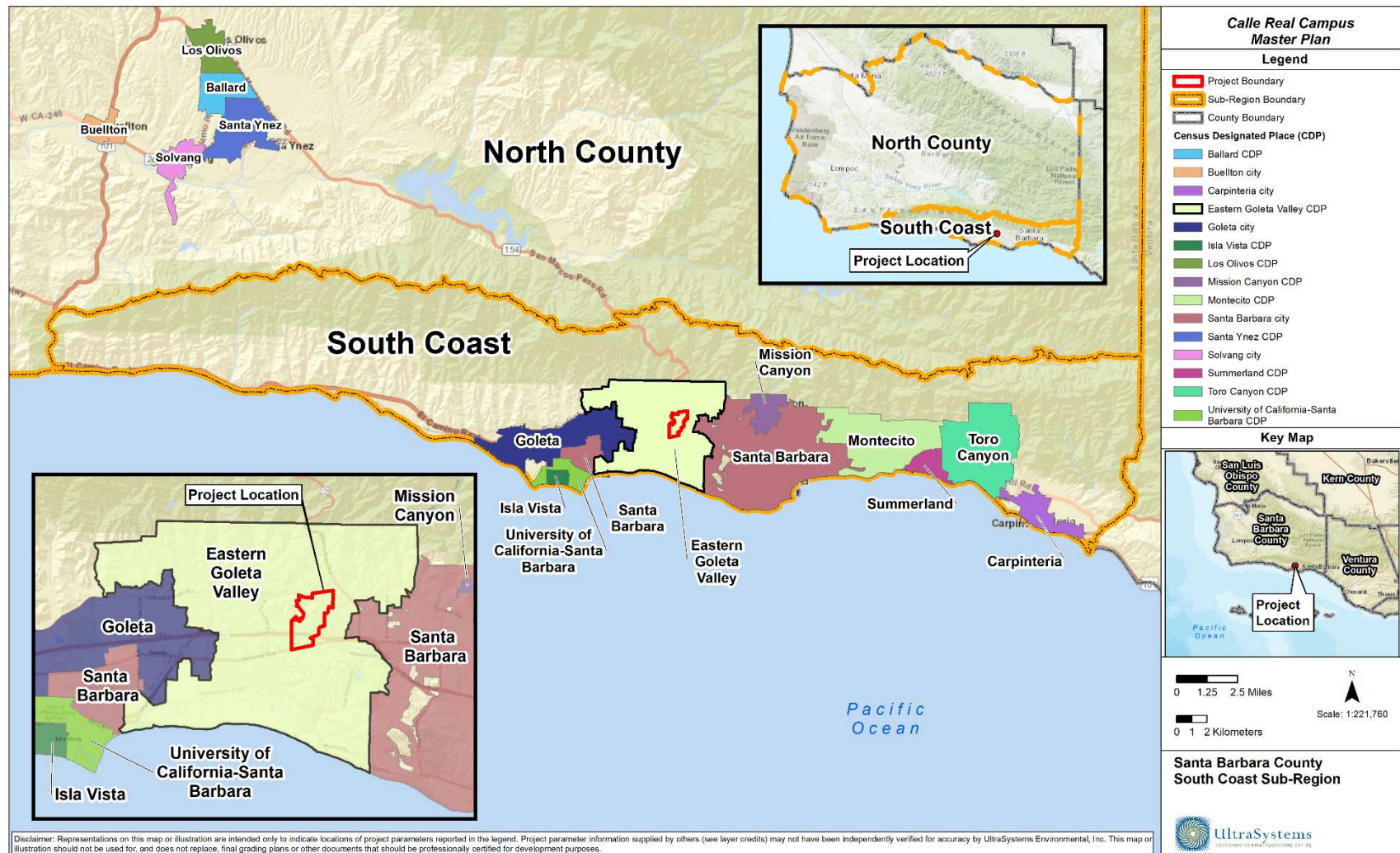
The project site is in the Eastern Goleta Valley Census-Designated Place (EGVCDP), a 16.6-square-mile area of unincorporated Santa Barbara County, shown in **Figure 4.14-1**, just west of the City of Santa Barbara. The project site is also in the Santa Barbara County South Coast Region, which is shown in **Figure 4.14-1**.

Existing and forecasted demographic data for the EGVCDP, South Coast Region, and Santa Barbara County are shown below in **Table 4.14-1**. The estimated population of the EGVCDP in 2020 was 28,656 (USCB, 2023); the estimated population of the South Coast Region was 217,000 (SBCAG, 2019); and the population of Santa Barbara County in 2022 was estimated at 445,164 (CDF, 2022). No population forecast for a future year is available for the EGVCDP. The population of the EGVCDP in 2050 was estimated using its 2020 population and the forecast population growth rate for the unincorporated areas of the South Coast Region between 2020 and 2050, 6.4 percent (SBCAG, 2019; see **Table 4.14-1** below). The population increase in the EGVCDP is estimated at 1,822 between 2020 and 2050 to 30,478. Note that the population of Santa Barbara County as a whole is forecast to increase more than twice as quickly—17.2 percent—in the same period (see **Table 4.14-1**).



❖ SECTION 4.14 – POPULATION AND HOUSING ❖

Figure 4.14-1
SANTA BARBARA COUNTY SOUTH COAST REGION





❖ SECTION 4.14 – POPULATION AND HOUSING ❖

The same is true for employment (47.3 percent for the County and 21.4 percent for the South Coast Region, respectively). The number of households in the County is forecast to increase by approximately 25 percent between 2020 and 2050. No future year forecast for households is available for either the EGVCDP or the South Coast Region.

The project proposes the development of 259 units of housing (please see Housing below). The units are estimated to house approximately 723 people at buildout based on the average household size in the EGVCDP in 2022; see **Table 4.14-1** below. Estimated population growth due to project development would be well within the regional projection for the EGVCDP for the 2022-2050 period and thus would not have a significant impact. Further analysis of this issue is not warranted, and this topic will not be analyzed in the PEIR to be prepared for the project.

**Table 4.14-1
DEMOGRAPHIC FORECAST**

	2020/2022	2050	Difference (2050 - 2020)	Percent Difference (2050 - 2020)
Eastern Goleta Valley Census-Designated Place (2020)				
Population	28,656	30,478	1,822 ¹	6.4%
Households ^{2,3}	10,279	11,901	1,622	15.8%
Employment ⁴	12,340	14,980	2,640	21.4%
Santa Barbara County South Coast Region Unincorporated Areas (2020)				
Population	75,500	80,300	4,800	6.4%
Households	NA	NA	NA	NA
Employment	30,260	36,740	6,480	21.4%
Santa Barbara County South Coast Region (2020)⁵				
Population	217,000	231,700	14,700	6.8%
Households	NA	NA	NA	NA
Employment	138,400	168,070	29,670	21.4%
Santa Barbara County Unincorporated Areas (2020)				
Population	143,200	153,800	10,600	7.4%
Households ¹	46,900	54,300	7,400	15.8%
Employment	49,540	60,150	10,610	21.4%
Santa Barbara County (2022)				
Population	445,164	521,700	76,536	17.2%
Households ¹	150,114	186,900	36,786	24.5%
Employment	190,550	280,700	90,150	47.3%

¹ Estimated using the forecast growth rate in unincorporated areas within the South County Region between 2020 and 2050, 6.4 percent; no forecast for the EGVCDP is available.

² A household is equivalent to an occupied housing unit.

³ Estimated using the rate of increase in unincorporated areas countywide—the only information available—which is 15.8 percent between 2020 and 2050 (SBCAG, 2019).

⁴ Estimates are for the Goleta Valley/Other portion of the unincorporated area in the Santa Barbara County South Coast Region (SBCAG, 2019). No employment data for the EGVCDP is available.

⁵ No forecast for the entire South Coast Region is available. The forecasts here were obtained by adding the forecast for the unincorporated portion of the South Coast Region to those for the three incorporated cities in the region: Santa Barbara, Carpinteria, and Goleta.

Sources: CDF, 2022; US Census Bureau, 2023; SBCAG, 2019



❖ SECTION 4.14 – POPULATION AND HOUSING ❖

Housing

The estimated numbers of households in 2020 were 10,279 for the EGVCDP (USCB, 2023), 75,282 for the South Coast Region; and 150,114 for Santa Barbara County in 2022. The only unincorporated area for which a forecast is available is the unincorporated area countywide, where the number of households is forecast to increase by 15.8 percent between 2020 and 2050 (SBCAG, 2019; see **Table 4.14-1** below). Using that growth rate, the number of households in the EGVCDP is estimated to increase by 1,622 to 11,901 in 2050 (see **Table 4.14-1** below). The number of households in the County is forecast to increase by approximately 25 percent between 2020 and 2050.

The project includes the development of seven housing sites identified in the Santa Barbara County Draft Housing Element 2023-2031 listed below in **Table 4.14-2**. Four of the sites are within the Community Services Campus and three are within the Health and Government Center Campus. The number of potential dwelling units on the seven sites totals 259. The actual number of housing units that may be developed on the seven sites within the Calle Real project site is currently unknown. The environmental analysis in this Initial Study assumes that all 259 units would be built for a conservative analysis.

Table 4.14-2
HOUSING SITES WITHIN THE CALLE REAL PROJECT SITE

	Potential Dwelling Units	Density, units per acre	Acres
Community Services Campus			
Juvenile Hall	75	30-40	11.08
Food Bank	14	40-50	0.67
Between Page and Fire Station	18	40-50	0.72
Hollister Lofts	36	20-30	0.57
Subtotal	143	Not applicable	13.04
Health and Government Center Campus			
Archives Parking lot	59	40-50	1.49
Children and Family Services	18	40—50	0.47
Above Be Well Building Parking	39	40-50	0.98
Subtotal	116	Not applicable	2.94
Total	259	Not applicable	15.98

Source: Santa Barbara County, 2023

Regional Housing Needs Assessment

The regional housing needs assessment (RHNA) issued by SBCAG in 2021 for the 2023-2031 period requires that unincorporated areas of the County accommodate 5,664 additional housing units during that eight-year period. The RHNA is listed by income level and County region below in **Table 4.14-3**.



❖ SECTION 4.14 – POPULATION AND HOUSING ❖

Table 4.14-3
REGIONAL HOUSING NEEDS ASSESSMENT, UNINCORPORATED SANTA BARBARA COUNTY

	Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
South Coast	809	957	1,051	1,325	4,142
North County	564	243	229	486	1,522
Total	1,373	1,200	1,280	1,811	5,664

Source: Santa Barbara County, 2023

The number of potential housing units that could be developed in the project site is well within the estimated growth of households in the EGVCDP between 2020 and 2050—1,622 units. It is also a small fraction of the 4,142 units that must be accommodated in unincorporated areas of the South Coast region per the RHNA for the County. Impacts on housing would be less than significant. Further analysis of this issue is not warranted, and this topic will not be analyzed further in the PEIR to be prepared for the project.

Employment

Estimated employment in the EGVCDP, South County Region, and Santa Barbara County in 2020 was 12,340, 138,400, and 190,550, respectively (see **Table 4.14-1**). Employment is forecast to increase by 2,640, or 21.4 percent, in the EGVCDP and by 29,670, also 21.4 percent, in the South Coast Region between 2020 and 2050; and is forecast to increase by 47.3 percent in Santa Barbara County in the same period (see **Table 4.14-1**). Current County employment onsite is over 500 (Gensler, 2022); additional people work at several non-county entities onsite. Employment at several of the County departments onsite is forecast to increase from 467 in 2019 to 517 in 2029, a net increase of 50 (Gensler, 2022) or approximately 11 percent. The County plans to transfer approximately 250 workers from County facilities in downtown Santa Barbara to the project site; and also plans for some additional net increase in employment onsite. Total employment in County facilities onsite in 2050 is estimated at 1,150 including a net increase in County employment of 433 employees (full-time and part-time) working onsite plus 250 to be transferred from downtown Santa Barbara. The estimated net increase in employment due to project implementation, 433, is well within the estimated increase in employment in the EGVCDP. The estimated number of workers to be transferred from downtown Santa Barbara to the project site—250—is well within the estimated increase in employment in the South Coast Region. Thus, employment increases and transfers due to project implementation would have a less than significant impact.

Considering the scale of operational employment increase due to project development—and that some employment increase would be transferred from downtown Santa Barbara and would not be a net increase in employment by the County—employment increase is not expected to require a substantial increase in households in the region.

Project construction would generate some temporary construction employment. The unemployment rate in Santa Barbara County in December 2022 was estimated at 4.5 percent (EDD, 2023). Therefore, it is expected that project construction employment would be absorbed from the regional labor force and would not attract substantial numbers of workers into the region.



❖ SECTION 4.14 – POPULATION AND HOUSING ❖

Indirect project impacts—both construction and operation—on population growth would be less than significant. Further analysis of this issue is not warranted, and this topic will not be analyzed further in the PEIR to be prepared for the project.

Jobs-Housing Balance

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. Jobs-housing goals and ratios are advisory only. The American Planning Association's recommended target for an appropriate jobs-housing ratio is 1.5, with a recommended range of 1.3 to 1.7 (Weltz, 2003). The jobs-housing balance of the EGVCDP in 2020 was a slightly housing-rich 1.20 and is forecast to increase to a slightly less housing-rich 1.26 in 2050. The jobs-housing balance of the EGVCDP in 2050 with proposed project employment and housing added to the existing forecast is a balanced 1.33. Project implementation would have a slightly favorable impact on the jobs-housing balance. Further analysis of this issue is not warranted, and this topic will not be analyzed further in the PEIR to be prepared for the project.

Table 4.14-4
JOBS-HOUSING BALANCE

		Jobs	Households	Jobs-Housing Balance
Eastern Goleta Valley CDP	2020	12,340	10,279	1.20
	2050	14,980	11,901	1.26
	2050 plus Proposed Project	16,130	12,160	1.33

Source: based on forecast from SBCAG, 2019

Infrastructure

The footprints of the proposed buildings would be within or abutting the footprints of existing buildings. Therefore, project development would not extend infrastructure—such as roads or utilities—into areas where such infrastructure is currently absent. Project development would not induce growth exceeding regional forecasts, and impacts would be less than significant. Further analysis of this issue is not warranted, and this topic will not be analyzed further in the PEIR to be prepared for the project.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

The Psychiatric Health Facility (PHF), in the Psych Building #3 in the Health and Government Center Campus, is an in-patient facility with capacity of 16 beds. The proposed Behavioral Wellness Building would include a new PHF. The proposed project also includes replacement of an existing temporary Sobering Center, with approximately 20 beds capacity, with a new Sobering Center in the Behavioral Wellness Building. Thus, project implementation would not displace any residents or residential facilities. No impact would occur. Further analysis of this issue is not warranted, and this topic will not be analyzed in the PEIR to be prepared for the project.



❖ SECTION 4.15 – PUBLIC SERVICES ❖

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

a) Fire protection?

Less than Significant Impact

The Santa Barbara County Fire Department (SBCFD) provides fire protection to unincorporated Santa Barbara County including the project site. SBCFD's headquarters (consisting of an administration building and a warehouse) is in the Public Safety Campus onsite, and Station 13 is in the Community Services Campus onsite. Other SBCFD buildings onsite include a warehouse and administration building in the Public Safety Campus, and the Fire Battalion Chief Office Bunk in the Community Services Campus. In addition, the County's Emergency Operations Center is on the Public Safety Campus. Daily staffing at Station 13 consists of three firefighters. Four fire engines (two Type 1 engines—the types typically used to fight structural fires—one front-line and one reserve; and two Type 3 engines—designed for wildland firefighting—one front-line and one reserve) are based at Station 13 (Hart, 2023; SBCFD, 2023).

Demands for fire protection depend on both population and total building area in the agencies' service areas. The proposed project would demolish, renovate, and develop new buildings within the Calle Real campus. The proposed project includes the construction of new buildings with a net increase of 232,500 square feet of building area. While project operation may add workers, it is expected that many of the workers would be transferred from County facilities in downtown Santa Barbara. The project proposes the development of 259 residential units estimated to house approximately 723 people at buildout, based on the average household size of 2.79 persons in the Eastern Goleta Valley Census-Designated Place in 2022 (see Section 4.14, Population and Housing). Thus, project development could cause a very small increase in demand for fire protection.

The project proposes the replacement of the SBCFD Headquarters Facility in the Public Safety Campus; the new facility would consist of an administration building, a warehouse, and a dormitory (the facility would not include a fire station). The project also proposes the replacement of the existing SBCFD Station 13 on the Community Services Campus with a new 8,000-square-foot station. The proposed improvements to fire facilities would have a favorable impact on fire protection and emergency medical service facilities. Thus, the net project impact on fire protection facilities is



❖ SECTION 4.15 – PUBLIC SERVICES ❖

expected to be slightly favorable. No significant adverse impact on the demand for fire protection services would occur. Therefore, further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.

b) Police protection?

Less than Significant Impact

The Santa Barbara County Sheriff's Department (SBCSD) provides police protection to unincorporated Santa Barbara County including the project site. SBCSD's Goleta Valley Bureau, based at the Sheriff's Department Headquarters in the Jail Campus onsite, provides police protection to the project site (SBCSO, 2023). Existing SBCSD facilities onsite include:

Public Safety Campus

- Emergency Operations Center

County Yards Campus

- Sheriff Indoor Shooting Range
- Sheriff Training Facility

Jail Campus

- Sheriff Property Building
- Sheriff Property Admin Storage
- Sheriff Administration Building
- 911 Dispatch Center
- Jail Buildings
- Sheriff Inmate Services
- MSF Facilities (need definition)

Community Services Campus

- Search And Rescue Bldg.
- Sheriff Coroner Facility
- Sheriff's Annex

The project proposes the following improvements to SBCSO facilities onsite:

- New Sheriff's Headquarters and Renovated jail buildings, Jail Campus
- New coroner's office and new Sheriff's Annex, Community Services Campus

Demands for police protection are generated by the population and the total building area in the police agency's service area. The project includes the construction of new buildings with a net increase of 232,500 square feet of building area. While project operation may add workers, it is expected that many of the workers would be transferred from existing County facilities currently located in downtown City of Santa Barbara. The project proposes the development of 259 residential units that are estimated to house approximately 723 people at the buildout. Project development could cause a very slight increase in demand for police protection due to the increase in total building area and the proposed residential units. Considering the proposed improvements to SBCSD facilities and the potential very slight increase in demands for SBCSD services, the net impact from project development on Sheriff's Department facilities is expected to be slightly favorable. No adverse impact on the demand for police protection services would occur. Therefore, further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.



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c) Schools?

Less than Significant Impact

Demands for school services are generated by the number of households in the schools' service areas. The Goleta Union School District and the Santa Barbara Unified School District provide the project area K-six and seven-12 school services, respectively (GUSD, 2023; SBUSD, 2023). Schools serving the project site are described below in **Table 4.15-1**.

Table 4.15-1
SCHOOLS SERVING THE PROJECT SITE

School	Grade Levels	Address	Enrollment 2021-2022 School Year
Goleta Union School District			
Mountain View Elementary	K-6	5465 Queen Ann Lane, Eastern Goleta Valley	372
Foothill Elementary	K-6	711 Ribera Drive, Eastern Goleta Valley	374
Santa Barbara Unified School District			
La Colina Junior High	7-8	4025 Foothill Road, Santa Barbara	898
San Marcos High School	9-12	4750 Hollister Avenue, Eastern Goleta Valley	1,998

¹**Sources:** CDE, 2023; GUSD, 2023; SBUSD, 2023

The Santa Barbara County Office of Education is onsite in the Public Safety Campus. The project proposes 259 residential units. The residential units at buildout are estimated to generate approximately 65 students consisting of 39 elementary school students and 26 junior high and high school students; see **Table 4.15-2** below.⁸ The Goleta Union School District (GUSD) had available capacity for 1,357 students in 2022 (Schoolworks, Inc., 2022, p. 9). Thus, GUSD has sufficient capacity for the 39 students estimated to be generated by project development. La Colina Junior High School has a capacity for up to 1,134 students (42 classrooms x 27 students per classroom; 27 is the State loading factor for grades 7-12) (OPSC, 2012, p. 8; SBUSD, 2023a). San Marcos High School has a capacity for up to 2,646 students (based on 98 teachers x 27 students per classroom) (SBUSD, 2023b). Sufficient school capacity is available for students that would be generated by project development.

Senate Bill (SB) 50, which passed in 1998, provides a comprehensive school facility financing and reform program and enables a statewide bond issue to be placed on the ballot. The provisions of SB 50 allow the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 also establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment. Under this legislation, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the state. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." The developers of the proposed housing units would pay school development fees pursuant to SB 50, and project impacts on school facilities would therefore

⁸ The student generation rate used for the Santa Barbara Unified School District is half of the 0.2 students per household stated in the City of Santa Barbara General Plan EIR (City of Santa Barbara, 2010, p. 14-17).



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be less than significant. Further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.

Table 4.15-2
ESTIMATED STUDENT GENERATION BY PROJECT DEVELOPMENT

	Student Generation	
	Per Residential Unit	Total
Goleta Union School District (grades K-6)	0.1511 ¹	39
Santa Barbara Unified School District (grades 7-12)	0.1 ²	26
Total	Not applicable	65

Sources:

1 Schoolworks, Inc. 2022

2 City of Santa Barbara, 2010

d) Parks?

Less Than Significant Impact

Approximately 95 percent of the project site is open space and would remain open space after project development. The Santa Barbara County Community Services Department Parks Division provides recreation services and maintains parks in unincorporated portions of Santa Barbara County including near the project site. San Antonio Canyon Park, 111.4 acres, is at 4800 Cathedral Oaks Road approximately 0.2 miles west of the project site (SBC, 2023). Demand for parks is generated by the populations in the parks' service areas. Therefore, approximately 250 acres, or 77 percent, of the project site is expected to be open space at project buildout. The average household size in East Goleta Valley in 2020 was 2.79 persons based on the US Census Bureau population and household data (USCB, 2023). Therefore, at buildout, the project is estimated to add approximately 723 residents to the project site. The County's parkland standard is 4.72 acres of neighborhood and community parks per 1,000 residents (Santa Barbara County Code of Ordinances § 21-100). Thus, project implementation would create a demand for approximately 3.4 acres of parkland. Developers of the residential projects undertaken in accordance with the proposed project would pay a fee to Santa Barbara County to defray part or all of the cost of recreational facilities needed to meet demands generated by those projects, pursuant to Santa Barbara County Code of Ordinances §§ 21-100 et seq. After payment of fees for recreational facilities to Santa Barbara County, project impacts on park facilities would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.

e) Other Public Facilities?

Less than Significant Impact

Libraries

The project site is located within County Library Zone 4, which is served by the Goleta Valley Library at 500 North Fairview Avenue in the City of Goleta (CSBCS, 2023). Demands for library facilities and services are generated by the population in the libraries' service areas. Project development would add approximately 723 people to the Goleta Valley Library's service area and would thus cause a small increase in demand for library facilities and services. Residential units developed under the



❖ SECTION 4.15 – PUBLIC SERVICES ❖

project would pay a development impact fee for libraries to Santa Barbara County of \$409 per unit (Santa Barbara County, 2023, p. 1). Payment of fees for libraries to Santa Barbara County would reduce project impacts on library facilities, and impacts would be less than significant. Therefore, further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.

Hospitals

Demands for hospitals are generated by the populations in the hospitals' service areas. Project buildout is estimated to add approximately 723 persons to the project site. Thus, project development is expected to generate a small increase in demand for hospitals. Several medical facilities are onsite. The project proposes the replacement, expansion, and renovation of several of those facilities. Project development would have a favorable impact on medical facilities outweighing any adverse impact that the project-generated population increase may have. No adverse impact would occur. Therefore, further and more detailed analysis of this issue is not warranted, and this topic will not be discussed further in the PEIR to be prepared for the proposed project.



❖ SECTION 4.16 - RECREATION ❖

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less than Significant Impact

Approximately 266 acres, or 82 percent, of the project site currently is open space including landscaping and natural open space.⁹

The Santa Barbara County Community Services Department Parks Division provides recreation services and maintains parks in unincorporated portions of Santa Barbara County including near the project site. San Antonio Canyon Park, 111.4 acres, is at 4800 Cathedral Oaks Road approximately 0.2 miles west of the project site. Other public parkland within 0.5 miles of the project site includes Atascadero Creek, 9.6 acres approximately 0.4 miles to the south (SBC, 2023).

Demands for parks are generated by the populations in the parks' service areas. The project proposes the development of 259 residential units on approximately 16 acres of the project site. Therefore, approximately 250 acres, or 77 percent, of the project site is expected to be open space at project buildout. The average household size in East Goleta Valley in 2020 was 2.79 persons based on the US Census Bureau population and household data (USCB, 2023). Therefore, at buildout, the project is estimated to add approximately 723 residents to the project site. The County's parkland standard is 4.72 acres of neighborhood and community parks per 1,000 residents (Santa Barbara County Code of Ordinances § 21-100). Thus, project implementation would create a demand for approximately 3.4 acres of parkland. Developers of the residential projects undertaken in accordance with the proposed project would pay a fee to Santa Barbara County to defray part or all of the cost of recreational facilities needed to meet demands generated by those projects, pursuant to Santa Barbara County Code of Ordinances §§ 21-100 et seq. After payment of fees for recreational facilities to Santa Barbara

⁹ This estimate was made by deducting 14.9 acres of building footprints and 42.3 acres of roadways, parking lots, and driveways from the 323-acre project site.



❖ SECTION 4.16 - RECREATION ❖

County, project impacts on park facilities would be less than significant; thus, this topic will not be discussed further in the PEIR to be prepared for the proposed project.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less than Significant Impact

The Master Plan sets forth several sustainability strategies, including *development of bike and walking paths and health-focused amenities and design to maximize natural daylight*. No specific proposed walking or bicycle paths are included in the Master Plan. This analysis assumes that Master Plan implementation would include construction and operation of bicycle and walking paths; and that such paths would either be within existing roadway rights-of-way (that is, parkways along existing roads); or alongside existing roadway rights-of-way; or within existing open space areas. Impacts of development of such bicycle and walking paths would be part of the impacts of the whole project. No additional impact would occur.

Development of the proposed 259 residential units would require Santa Barbara County to acquire and develop approximately 3.4 acres of parkland. While approximately 250 acres of the project site is expected to be open space at project completion, it is assumed here that future parks developed to meet project-generated demand would be outside the project site. The locations of that future parkland is not currently known. Thus, any analysis of the impacts of developing such parkland would be speculative. Development of future parks required by project implementation would be separate projects requiring independent CEQA review. All feasible mitigation measures would be required for any significant impacts identified. Impacts of the development of future parks are expected to be less than significant after independent CEQA reviews and implementation of mitigation measures required therein. This topic will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.17 - TRANSPORTATION ❖

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d) Result in inadequate emergency access?	X			

- a) **Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less than Significant Impact

Cathedral Oaks Road, which passes through the northern part of the project site, is a two-lane roadway with a striped median in places and a two-way median turn lane in other places. Calle Real is a two-lane roadway with a striped median; with striped (Class II) bicycle lanes on both sides of the roadway, and with sidewalks on the north side of the roadway. US 101 within the project site is a six-lane freeway with ramps at State Route 154 (San Marcos Pass Road) east of the site; ramps to and from the northbound US 101 lanes at El Sueno Road east of the project site; and ramps at Turnpike Road west of the site. Hollister Avenue, which abuts the south site boundary, is a two-lane roadway with a two-way median turn lane; with striped (Class II) bicycle lanes on both sides of the roadway, and with sidewalks on the north side of the roadway. A Union Pacific railroad track passes through the project site just south of US 101. Several local roadways pass through the project site: County Road and Camino del Remedio are two-lane roadways, and Honor Farm Road and Juvenile Hall Road are each one-lane.

The Santa Barbara Metropolitan Transit District (MTD) provides transit bus service in the Santa Barbara region. MTD routes within and next to the project site are described below in **Table 4.17-1**.



❖ SECTION 4.17 - TRANSPORTATION ❖

Table 4.17-1
MTD BUS ROUTES WITHIN AND ABUTTING THE PROJECT SITE

Route	General Direction of Travel	Roadways within and/or abutting site	Days per Week	Mon-Fri Peak Hour Frequency
6	East-West from Santa Barbara to Goleta	Hollister Avenue	7 days	30 minutes
7	East-West from Santa Barbara to Goleta	Calle Real	7 Days	30 minutes
11	East-West from Santa Barbara to Goleta	Hollister Avenue	7 days	30 minutes

Source: MTD, 2023

Applicable Plans, Ordinances, and Policies

Statewide Transportation Improvement Program (STIP)

The Statewide Transportation Improvement Program (STIP) is a multi-year capital improvement program of transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources. The proposed project development is not a transportation project and would not conflict with the STIP.

Santa Barbara County Congestion Management Program

Santa Barbara County meets congestion management requirements through its Regional Transportation Plan (RTP) and Transportation Improvement Program. Proposition 111 in 1990 created a state congestion management program requirement. The Santa Barbara County Association of Governments Board approved a resolution exempting Santa Barbara County from state CMP requirements in 2019 (SBCAG, 2023). The RTP Connected 2050 plans how the region will invest limited transportation funds to maintain, operate and improve an integrated, multi-modal transportation system that facilitates the efficient movement of people and goods. This updated RTP identifies specific strategies, policies, and actions, including a list of programmed and planned transportation projects affordable within the region's anticipated reasonably available transportation funding, to achieve regional goals and priorities and meet the current and future needs of the region (SBCAG, 2021). A regional bicycle route, slated for improvements in the RTP, passes on Hollister Avenue next to the south project site boundary. The proposed project is not a transportation project and will not conflict with the RTP.

Santa Barbara County Measure A

Measure A, approved by Santa Barbara County voters in November 2008, authorizes a sales tax that will provide more than \$1 billion of estimated local sales tax revenues for transportation projects in Santa Barbara County over 30 years (SBCAG, 2023). The proposed project would not impede any Measure A projects and would not conflict with Measure A.

Santa Barbara County Comprehensive Plan—Circulation Element

The Santa Barbara County Comprehensive Plan Circulation Element policies direct readers to community and area plans. The project site is within the Eastern Goleta Valley Community Plan area. The discussion here thus focuses on the Eastern Goleta Valley Community Plan.



❖ SECTION 4.17 - TRANSPORTATION ❖

Eastern Goleta Valley Community Plan Section III.E, Transportation and Circulation

The Eastern Goleta Valley Community Plan sets forth goals and policies respecting the design and operation of roadways, bicycle and pedestrian facilities, and public transit facilities. The policies emphasize safety and access for motorists, pedestrians, bicyclists, and transit users. The proposed project is not a transportation project, and the Master Plan does not prescribe improvements to off-site transportation facilities. Therefore, the Transportation and Circulation policies set forth in the Eastern Goleta Valley Community Plan are inapplicable to the proposed project, and a detailed consistency analysis in the PEIR is not required.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact

CEQA Guidelines section 15064.3(b) pertains to the use of Vehicle Miles Traveled (VMT) as a method of determining the significance of transportation impacts. A VMT analysis for the proposed project is under preparation. Further and detailed analysis of this topic is warranted. The methods and findings of the VMT analysis will be included in the PEIR to be prepared for the proposed project.

b) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact

Many of the existing facilities onsite—as well as those proposed by the project—are essential facilities, that is, they are vital to the continued delivery of key government services or have a significant impact on the public's ability to recover from an emergency. Access to and from those facilities by staff of the affected County agencies and by the public is required for the functioning of these facilities. Plans for each construction or renovation project would comply with Santa Barbara County Fire Code requirements for fire apparatus access roads. Approved fire apparatus access roads are required within 150 feet of all portions of the exterior walls of the first story of each building. Such roads must be at least 20 feet wide, have 13 feet six inches of vertical clearance, and must provide all-weather driving capabilities for fire apparatus (CBSC, 2022, Section 503). The Santa Barbara County Fire Department would verify that driveways and access roads had adequate turning radii for fire apparatus during planning for each project. Further and detailed analysis of this topic is warranted. This topic will be addressed further in the PEIR to be prepared for the proposed project.

c) Would the project result in inadequate emergency access?

Less than Significant Impacts

Construction

Project construction could involve temporary closures of roadways within and/or abutting the project site. Any plans for construction activity in the roadway right-of-way would require an encroachment permit from Santa Barbara County. The County of Santa Barbara Public Works Department would review any encroachment permit applications to ensure that such construction did not impede emergency response to the project site or nearby properties; and did not create traffic



❖ SECTION 4.17 - TRANSPORTATION ❖

hazards. Further and detailed analysis of this issue is warranted. Construction impacts regarding emergency access will be addressed in the PEIR to be prepared for the proposed project.

Operation

Operational impacts on emergency access would be potentially significant, as substantiated above in Section 4.17.c. Further and detailed analysis of this topic is warranted. This topic will be addressed further in the PEIR to be prepared for the proposed project.



❖ SECTION 4.18 – TRIBAL CULTURAL RESOURCES ❖

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	X			
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?	X			

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?**

Potentially Significant Impact

The Cultural Resources investigation to be conducted for the project site has not yet been prepared and so it has not been determined if there are tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resources Code § 5020.1(k) within the project site or within a half-mile buffer surrounding the project site.

A complete review of the literature and archaeological record will be conducted in the Cultural Resources Inventory Report that is being prepared. This issue will be addressed in the PEIR, at which time potential mitigation measures may be proposed.

- b) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?**

Potentially Significant Impact

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native



❖ SECTION 4.18 – TRIBAL CULTURAL RESOURCES ❖

American tribe that are either eligible or listed in the California Register of Historical Resources or local Register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The County of Santa Barbara (the lead agency) will initiate AB 52 outreach to local tribes for the County of Santa Barbara Calle Real Campus Master Plan project following the formal submittal of the project to the City's Planning Department. The County will prepare and send letters to the several tribes on their list for AB 52 contact, informing them of the project. The letters will be sent via certified mail to the listed tribal contacts. The letters shall convey that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project.

Following the mailing of the tribal contact letters and their consultation between the County and the tribes, the AB 52 consultation process and results will be addressed in the PEIR, at which time potential mitigation measures may be proposed.



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Potentially Significant Impact

The Goleta Sanitary District (GSD) provides wastewater treatment for the project site. GSD owns and operates the Goleta Wastewater Treatment Plant (GWTP), which has a capacity of 7.64 million gallons per day (mgd). GWTP capacity is owned by four public agencies; GSD's share is 47.87 percent or approximately 3.66 mgd (GWSD, 2023). GWTP treated 4,930 acre-feet—that is, approximately 4.4 mgd—of wastewater in 2020, the latest year for which data are available (GWD, 2021). Thus, the residual capacity at the facility is approximately 3.2 mgd.



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

The proposed project is estimated to generate a net increase of 49,635 gallons per day (gpd) of wastewater, as shown below in **Table 4.19-1**. Sufficient wastewater treatment capacity is available in the region for estimated project wastewater generation, and project impacts on wastewater treatment capacity would be less than significant.

Table 4.19-1
ESTIMATED OPERATIONAL WASTEWATER GENERATION

Campus	Land Use	Net Change Square Footage	Wastewater Generation (GPD)	
			Per sq. ft.	Total
Public Safety	Office, Training,	20,018	0.2	3,037.6
	Infrastructure, Maintenance, Storage, and Other	-6,000	0.04	-240.0
	Total			2,797.6
County Yards	Office, Training,	18,384	0.2	3,676.8
	Infrastructure, Maintenance, Storage, and Other	16,307	0.04	492.3
	Total			4,169.1
Health and Government Center	Institutional: Health Care, Medical Office, etc.	-18,311	0.29	-5,310.2
	Office, Training,	222,105	0.2	44,421.0
	Infrastructure, Maintenance, Storage, and Other	-17,659	0.04	-706.4
	Total			38,404.5
Jail	Institutional: Detention	-707	0.29	-205.0
	Office, Training,	20,700	0.2	4,140.0
	Total			3,935.0
Community Services	Institutional: Health Care, Medical Office, etc.	6,000	0.29	1,740.0
	Office, Training,	-7,358	0.2	-1,471.6
	Infrastructure, Maintenance, Storage, and Other	1,520	0.04	60.8
	Total			329.2
Total				49,635

Source: LACSD, 2023

Domestic Water – As detailed in Threshold 4.19 b) below, the project site is in the Goleta Water District (GWD)’s service area. GWD obtains potable water from three sources: 1), surface water from the Upper Santa Ynez River via the Cachuma Project; 2), groundwater from the Goleta Groundwater Basin; and 3), water imported from northern California via the State Water Project and purchased through the Central Coast Water Authority (CCWA) (GWD, 2021). A water supply assessment (WSA) is in preparation for the proposed project. The findings of the WSA will be discussed in the EIR.

Water Treatment – Surface water from the Santa Ynez River and imported water are both treated at GWD’s Corona Del Mar Water Treatment Plant (CDMWTP) in the foothills of the Santa Ynez Mountains north of the City of Goleta (GWD, 2021). The CDMWTP has design capacity of 24 million gallons per day (mgd), with a peak capacity of 36 mgd (Santa Barbara County, 2023). Project impacts regarding water treatment capacity will be addressed in the WSA and will be discussed in the EIR.



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

Stormwater – Project impacts on stormwater drainage will be addressed in the PEIR to be prepared for the project; Refer to **Section 4.10, Hydrology and Water Quality**, for further discussion of this topic.

Electric Power: Southern California Edison provides electricity to the project site (CEC, 2020a). The proposed project is in a developed area, and the infrastructure for providing electric power to the area is well established. SCE typically utilizes existing utility corridors to reduce environmental impacts and has energy-efficiency programs to reduce energy usage and maintain reliable service throughout the year (Southern California Edison, 2018, p. 45). Total electricity consumption in SCE's service area is forecast to be 111,672 GWh in 2022 and 122,931 GWh in 2030 (CEC, 2020, Form 1.2); one GWh is equivalent to one million kilowatt-hours. Further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

Natural Gas: The Southern California Gas Company provides natural gas to the project site; SCGC's service area spans much of the southern half of California (CEC, 2020b). Total natural gas supplies available to SCGC are forecast to increase slightly from 3,435 million cubic feet per day (MMCF/Day) in 2022 to 3,775 MMcf/day in 2035. Total natural gas consumption in SoCalGas's service area is forecast to be 2.221 bcfd in 2022 and 1.973 bcfd in 2035 (CGEU 2022). Further and more detailed analysis of this issue is warranted and will be undertaken in the PEIR to be prepared for the proposed project.

Telecommunications Facilities: MCI, Crown Castle, Sprint, and Frontier provide telecommunications services within the project site (Digalert.org, 2023). It is expected that the facilities of any or all of these telecommunications providers would be extended to proposed new or expanded buildings from existing lines onsite or in adjacent roadways. The proposed project would not interfere with the operation of telecommunications facilities, and therefore a less than significant impact would occur.

- b) Would the project have sufficient water supplies available to serve the and reasonably foreseeable future development during normal, dry and multiple dry years?**

Potentially Significant Impact

The project site is in the Goleta Water District (GWD)'s service area. GWD obtains potable water from three sources: 1), surface water from the Upper Santa Ynez River via the Cachuma Project; 2), groundwater from the Goleta Groundwater Basin; and 3), water imported from northern California via the State Water Project and purchased through the Central Coast Water Authority (CCWA) (GWD, 2021). A water supply assessment (WSA), which will provide a further and more detailed analysis of this issue, is in preparation for the proposed project. The findings of the WSA will be discussed in the PEIR to be prepared for the project.

- c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less than Significant Impact

Project impacts on wastewater treatment capacity would be less than significant, as addressed in Section 4.19.a above. This topic will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

- d) **Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less than Significant Impact

Marborg Industries collects solid waste from the unincorporated areas of Santa Barbara County near Goleta north of Hollister Avenue (SBCPWD, 2023). Solid waste from Eastern Goleta Valley is landfilled at Tajiguas Landfill approximately 20 miles west of the project site (Santa Barbara County 2015). Tajiguas Landfill has a remaining capacity of 4.3 million cubic yards or approximately 3.2 million tons; a maximum permitted daily disposal capacity of 1,500 tons; average daily disposal of 719 tons; residual daily disposal capacity of 781 tons; and an estimated closing date of 2036 (CalRecycle 2023a; CalRecycle 2023b).

Construction

Project construction would generate solid waste requiring disposal at local landfills. Materials generated during the construction of the project would include paper, cardboard, metal, plastics, glass, concrete, lumber scraps, and other materials. Debris generated during the demolition of structures and other improvements on site is estimated below in **Table 4.19-1**.

The nearest facility to the project site that accepts construction and demolition debris is the South Coast Recycling & Transfer Station (SCR&TS) onsite in the County Yards Campus. The SCR&TS has a maximum permitted daily capacity of 550 tons (CalRecycle, 2023c). Demolition of structures on site is estimated to generate approximately 24,198 tons as shown below in **Table 4.19-2**. Phase 1 of the master plan would involve the demolition of approximately 18,035 square feet of building area estimated to yield approximately 2.85 million pounds of demolition debris. Phase 1 implementation is expected to last approximately four years (2026 to 2029). The SCR&TS has sufficient capacity for demolition debris estimated to be generated by Phase 1. Demolition involved in the implementation of Phases 2 through 7 is estimated to generate approximately 45.55 million tons of demolition debris over a 20-year period (2030-2050). The SCR&TS has sufficient capacity for demolition debris estimated to be generated during Phases 2 through 7 of the Project. In the event the County chooses to dispose of demolition debris at a rate exceeding what the SCR&TS could accommodate, Tajiguas Landfill can also accept construction and demolition debris.

Table 4.19-2
ESTIMATED DEMOLITION DEBRIS TONNAGE

Campus	Demolition, building area ft ²	Demolition Debris, pounds		
		Per ft ²	Lbs./Day	Tons/Day
Public Safety	13,612	158	2,150,696	1,075.3
County Yards	46,914	158	7,412,412	3,706.2
Health & Government Center	204,865	158	32,368,670	16,184.3
Jail	1,107	158	174,906	87.5
Community Services	39,800	158	6,288,400	3,144.2
Total	306,298	158	48,395,084	24,197.5

Source: US USEPA 2009.



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

Section 5.408 of the 2022 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65 percent of construction and demolition waste in accordance with the 2022 CALGreen. Sufficient capacity is available at recycling and landfill facilities in the region for demolition debris estimated to be generated by the project. Impacts would be less than significant. This topic will not be analyzed further in the PEIR to be prepared for the project.

Operation

Project operation is estimated to generate a net increase of approximately 1,434 pounds—or 0.72 tons—of solid waste per day. The net increase in solid waste generation in each of the five campuses, as well as the entire project, is shown below in **Table 4.19-3**. The Tajuigas Landfill has a residual daily disposal capacity of 781 tons. Project-generated solid waste would be approximately 0.1% of the residual daily capacity at the landfill. Project impacts on solid waste disposal capacity would be less than significant. This topic will not be analyzed further in the PEIR to be prepared for the project.

Table 4.19-3
ESTIMATED OPERATIONAL SOLID WASTE GENERATION

Campus	Land Use	Net Change Per Ft ²	Solid Waste Generation lbs./day	
			Per Ft ²	Total
Public Safety	Office, Training,	15,188	0.006	91.1
	Infrastructure, Maintenance, Storage, & Other	-6,000	0.01	-60
	Total			31.1
County Yards	Office, Training,	18,384	0.006	110.3
	Infrastructure, Maintenance, Storage, & Other	12,307	0.01	123.1
	Total			233.4
Health and Government Center	Institutional: Health Care, Medical Office, & Other	-18,311	0.007	-128.2
	Office and Training	222,105	0.006	1,332.6
	Infrastructure, Maintenance, Storage, & Other	-17,659	0.01	-176.6
	Total			1,027.9
Jail	Institutional: Detention	-707	0.007	-4.9
	Office and Training	20,700	0.006	124.2
	Total			119.3
Community Services	Institutional: Health Care, Medical Office, & Other	6,000	0.007	42.0
	Office and Training	-7,358	0.006	-44.1
	Infrastructure, Maintenance, Storage, & Other	1,520	0.01	15.2
	Total			13.1
Total				1,424.8

Sources: CalRecycle, 2023



❖ SECTION 4.19 - UTILITIES AND SERVICE SYSTEMS ❖

- e) **Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Less Than Significant Impact

In 1989, the California Legislature enacted the California Integrated Waste Management Act (AB 939), in an effort to address solid waste problems and capacities comprehensively. The law required each city and county to divert 50 percent of its waste from landfills by the year 2000. The County has 49 programs for solid waste diversion including composting, facility recovery (such as transfer stations), household hazardous waste, public education, recycling, and source recovery (CalRecycle, 2023c).

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020 and mandates recycling for commercial and multi-family residential land uses. The project would include storage areas for recyclable materials in accordance with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires the recycling of organic matter by businesses, and multifamily residences of five or more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. Multifamily residences are not required to have a food waste diversion program. The project would include the recycling of organic waste as required for County operations and community organizations under AB 1826. The proposed project would comply with applicable local, state, and federal solid waste disposal standards; therefore, impacts would be less than significant.

Senate Bill 1383 (SB 1383; California Health and Safety Code Sections 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce emissions of methane, a short-lived climate pollutant, from the decomposition of organic waste in landfills, for the protection of people in at-risk communities as well as to reduce GHG emissions. The project would include the recycling of organic waste as required under SB 1383.

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2022 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. CALGreen Section 4.408 sets forth a corresponding requirement for residential construction. Demolition and construction during project development would comply with the two specified CALGreen sections. The proposed project would comply with applicable local, state, and federal solid waste disposal standards; therefore, impacts would be less than significant. This topic will not be analyzed further in the PEIR to be prepared for the project.



❖ SECTION 4.20 - WILDFIRE ❖

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	X			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	X			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	X			
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	X			

- a) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

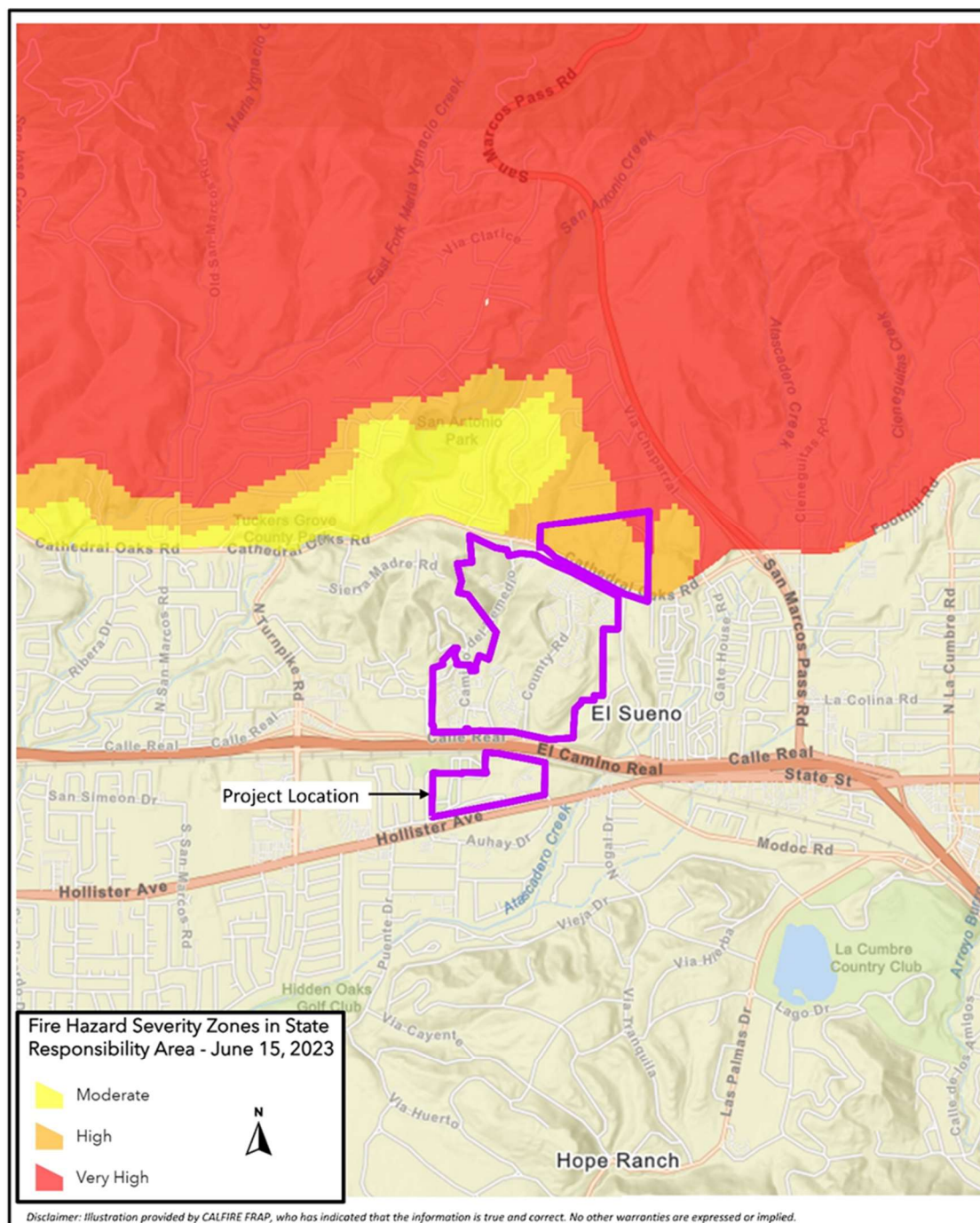
Potentially Significant Impact

The Public Safety Campus (north of Cathedral Oaks Road) is in the Very High and High fire hazard severity zones in a State Responsibility Area (SRA; see **Figure 4.20-1**)—that is, where the state has financial responsibility for wildfire prevention and suppression. The northeast corner of the County Yards Campus is in a Very High Fire Hazard Severity Zone (VHFHSZ) in a Local Responsibility Area (LRA; see **Figure 4.20-2**), where Santa Barbara County has financial responsibility for wildfire prevention and suppression (CAL FIRE, 2023). Two evacuation routes are mapped in the Santa Barbara County MJHMP within the project site: US 101 and Cathedral Oaks Road. One evacuation route, Hollister Avenue, is mapped abutting the south site boundary (Santa Barbara County, 2023, Figure 4-6).



❖ SECTION 4.20 - WILDFIRE ❖

Figure 4.20-1
FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREAS

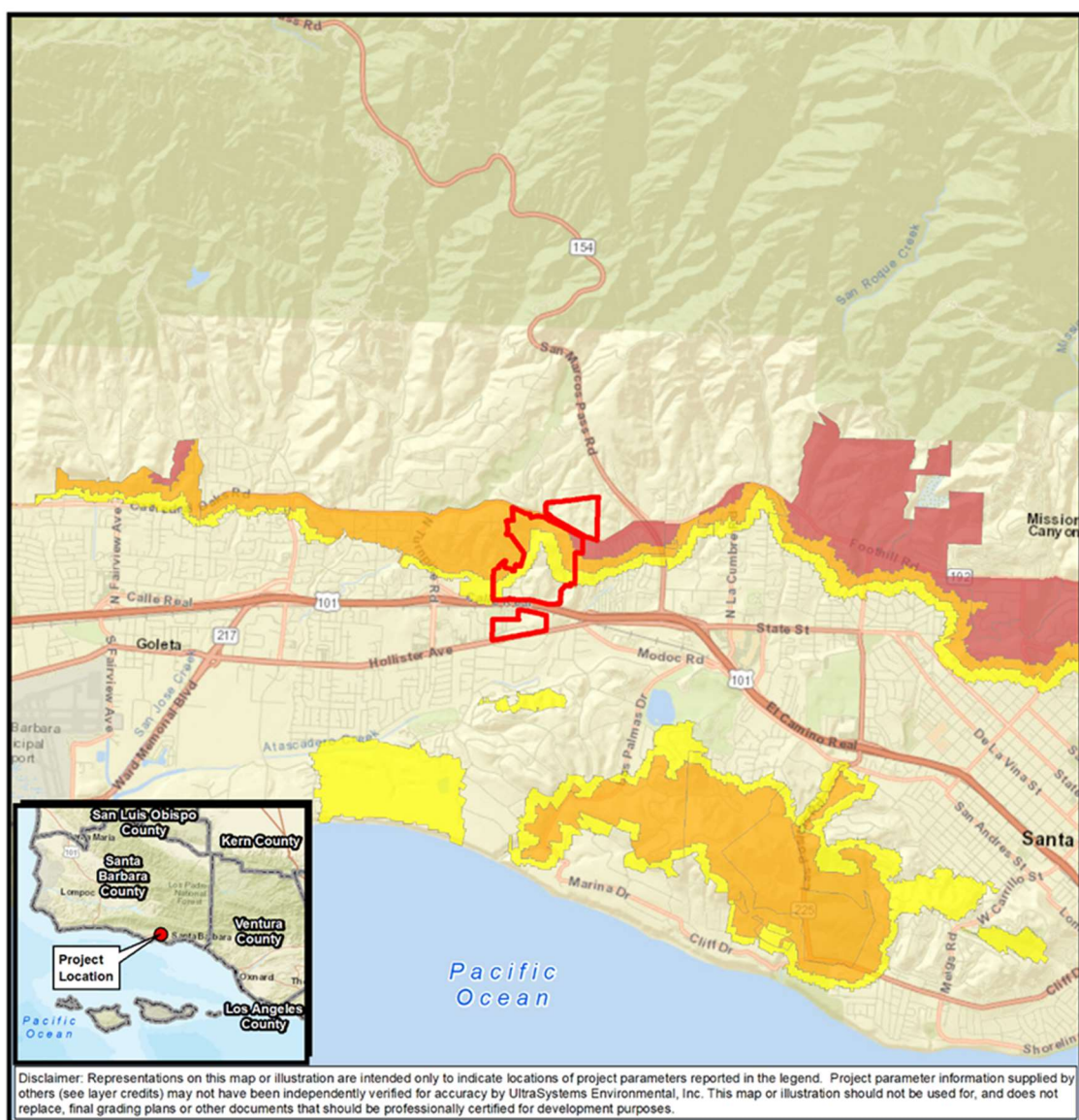
**Calle Real Campus Master Plan**

Fire Hazard Severity Zone
State Responsibility Area (SRA)



❖ SECTION 4.20 - WILDFIRE ❖

Figure 4.20-2
FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREAS



September 08, 2023

Scale: 1:63,360



0 0.5 1 Miles

0 0.5 1 Kilometers

Legend

- Project Boundary
- Fire Hazard Severity Zones in LRA**
- Very High
- High
- Moderate

**Calle Real Campus
Master Plan**Fire Hazard Severity Zone
Local Responsibility Area (LRA)



❖ SECTION 4.20 - WILDFIRE ❖

Access to the Public Safety Campus is via one main driveway from Cathedral Oaks Road. The driveway splits into a network of driveways so that multiple egress routes are available from both the Emergency Operations Center (EOC) and the site of the proposed new Fire Department headquarters (see **Figure 3.5-2**). Master Plan implementation within the Public Safety Campus would not block existing driveways and would not impede emergency evacuation. Development of the proposed EOC expansion would have a favorable impact on emergency response capability in Santa Barbara County.

Access to the portion of the County Yards Campus within the VHFHSZ is via two roadways: County Dump Road in the western part of the area, which is contiguous with County Road and extends from Cathedral Oaks Road on the north to Calle Real on the south; and an unnamed roadway in the eastern part of the area. The unnamed roadway intersects County Road forming a loop. Most of the proposed new buildings' sites in the County Yards Campus are outside of the VHFHSZ. Master Plan implementation within the County Yards campus would not block existing roadways. Proposed Master Plan improvements within the County Yards campus include a flood control office and a communication tower. Overall, it is anticipated that the development of the proposed improvements would have a favorable impact on emergency response capacity in Santa Barbara County, and no adverse impact would occur. As portions of the Calle Real Master Plan area are located within designated Very high and High fire hazard severity zones, therefore, further analysis of this topic is warranted, and this issue will be addressed in more detail in the PEIR to be prepared for the proposed project.

- b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Potentially Significant Impact

The Public Safety Campus is in the Very High and High fire hazard severity zones in an SRA, and the northeast corner of the County Yards Campus is in a VHFHSZ within an LRA. Further analysis of this topic is warranted, and this issue will be addressed in the PEIR to be prepared for the proposed project.

- c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Potentially Significant Impact

Project implementation would not involve the construction of substantial new roadways, as the Master Plan proposes continued use of existing roadways. Project implementation would involve the installation and maintenance of utility laterals connecting proposed new and renovated buildings to existing utility mains in and next to the project site. However, the sites of the proposed buildings are within or next to the footprints of existing buildings. Therefore, new utility laterals would not extend substantial distances or through areas of wildland vegetation. Utility laterals (water, sewer, and natural gas), as well as electric distribution lines, would be underground; therefore, maintenance of such infrastructure would not exacerbate wildfire hazards. As portions of the Calle Real Master Plan area are located within designated Very high and High fire hazard severity zones, therefore, further



❖ SECTION 4.20 - WILDFIRE ❖

analysis of this topic is warranted, and this issue will be addressed in more detail in the PEIR to be prepared for the proposed project.

- d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Potentially Significant Impact

Project impacts respecting wildfire hazards would be potentially significant, as mentioned above in Section 4.20.b. Further analysis of this topic is warranted, and this issue will be addressed in more detail in the PEIR to be prepared for the proposed project.



❖ SECTION 4.21 – MANDATORY FINDINGS OF SIGNIFICANCE ❖

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

- a) **Would the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact

A large portion of the project site is undeveloped land, which may contain protected biological resources and potential cultural resources. Biological and cultural technical studies are required to determine the impacts on biological and cultural resources in the project area and are currently in preparation. Therefore, further and more detailed analysis of this issue is warranted and will be included in the PEIR to be prepared for the project.



❖ SECTION 4.21 – MANDATORY FINDINGS OF SIGNIFICANCE ❖

- b) **Would the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact

The proposed project has several potentially significant impacts. Projects that may potentially cause significant impacts may also have cumulative impacts. Therefore, further and more detailed analysis of this issue is warranted, and the project's cumulative impacts will be addressed in the PEIR to be prepared for the project.

- c) **Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact

The proposed project has several potentially significant impacts that could potentially impact human beings such as air quality, greenhouse gas emissions, hazards, etc. Therefore, further and more detailed analysis of this issue is warranted and will be included in the PEIR to be prepared for the project.



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